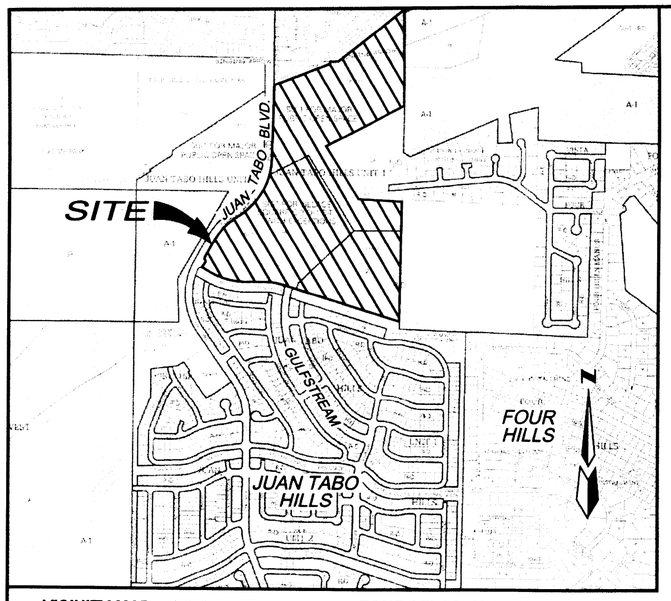


VICINITY MAP NO SCALE **ZONE ATLAS: M-21, M-22**

SUBDIVISION DATA

GROSS ACREAGE	71.5483 Acres
ZONE ATLAS NO.	M-21-Z & M-22-Z
NO. OF EXISTING TRACTS	3
NO. OF LOTS/TRACTS CREATED	71LOTS/8 TRACTS
NO. OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.55
AREA DEDICATED TO CITY OF ALBUQUERQUE	3.0309 Acres
DATE OF SURVEY	December, 2003

FREE CONSENT AND DEDICATION: (for Tracts 3-A and 4-A only)

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indereasible title in fee simple to the land subdivided.

JTH LLC, Owner Tracts 3-A, and 4-A, Juan Tabo Hills
Scott Grady, Managing Member

Scott Grady, Managing Member — Date 5-8-13

OWNER'S ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO ss

OFFICIAL SEAL Kay Brasher NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 8-19-15

This instrument was acknowledged before me on May 8, 13
By Scott Grady, Managing Member JTH LLC a New Mexico Limited Liability Company on behalf of said Company

Kay Brasher — 8-19-2015
NOTARY PUBLIC — MY COMMISSION EXPIRES

COA, Owner Tract 1-C
Robert J. Perry, Chief Administrative Officer

(see Sht. 7 for FREE CONSENT AND DEDICATION of Tract 1-C)

Robert J. Perry, Chief Administrative Officer — Date 11/22/13

OWNER'S ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO ss

OFFICIAL SEAL Giselle M. Alvarez NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4-4-2013

This instrument was acknowledged before me on 11/22/13
By Robert J Perry, Chief Administrative Officer, City Of Albuquerque, Owner of Tract 1-C

Giselle M. Alvarez — 4-4-2013
NOTARY PUBLIC — MY COMMISSION EXPIRES

LEGAL DESCRIPTION:

A tract of land situate, within Sections 27, 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 1-C, 3-A, and 4-A, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and more particularly described as follows:

Beginning at the northeast corner of the herein described Tract, whence ACS monument "5-M22" bears S 59°26'14" E, 2212.54 feet;
Thence, S 00°32'11" W, 550.16 feet;
Thence, S 00°40'21" W, 391.85 feet;
Thence, S 63°01'58" W, 862.84 feet;
Thence, S 31°41'51" E, 616.13 feet;
Thence, S 87°23'00" E, 434.78 feet;
Thence, S 00°43'04" W, 1206.73 feet to the southeast corner;
Thence, N 72°44'54" W, 1227.58 feet to a point of curvature;
Thence, 179.11 feet along a curve to the left, having a radius of 614.00 feet, a delta of 16°42'50" and a chord of N 81°06'19" W, 178.48 feet to a point of tangency;
Thence, N 89°27'44" W, 188.92 feet to a point of curvature;
Thence, 357.06 feet along a curve to the right having a radius of 686.00 feet, a delta of 29°49'21" and a chord of N 74°33'04" W, 353.05 feet to a point of tangency;
Thence, N 59°38'23" W, 96.32 feet to the southwest corner;
Thence, N 30°21'37" E, 72.00 feet;
Thence, 47.50 feet along a curve to the right, having a radius of 30.00 feet, a delta of 90°44'41" and a chord of N 15°54'38" W, 42.70 feet to a point of tangency;
Thence, N 29°26'17" E, 207.35 feet to a point of curvature;
Thence, 319.24 feet along a curve to the right, having a radius of 610.00 feet, a delta of 29°59'09" and a chord of N 44°25'52" E, 315.61 feet to a point of reverse curvature;
Thence, 707.20 feet along a curve to the left, having a radius of 690.00 feet, a delta of 58°43'27" and a chord of N 30°03'42" E, 676.65 feet to a point of tangency;
Thence, N 00°41'59" W, 691.65 feet;
Thence, N 68°13'20" E. 3.96 feet;
Thence, N 00°53'31" E, 13.27 feet to the northwest;
Thence, N 68°28'17" E, 594.70 feet;
Thence, N 01°08'50" E, 18.00 feet;
Thence, S 86°43'49" E, 64.80 feet;
Thence, N 52°53'46" E, 852.28 feet to the point of beginning, and containing 71.5483 acres more or less.

PURPOSE OF PLAT:

1. Subdivide Tracts 3-A into seventy one (71) Residential lots and six (6) tracts, dedicate Right-Of-Way and grant easements as shown hereon in this plat.
2. Replat Tract 4-A and 1-C to grant easements and Right of Way as shown hereon in this plat.
3. Vacate easements as shown hereon in this plat.

PROJECT #: 1007139
DATE: 12-11-13
APP#: 13-70770 (FP)

TABLE OF CONTENTS:

SHEET 1 COVER SHEET
SHEET 2 EXISTING CONDITIONS AND EASEMENTS
SHEET 3 KEY MAP
SHEET 4 THROUGH 10 FINAL PLAT GEOMETRY
SHEET 11 CURVE, LINE TABLES AND PUE NOTES

NOTES:

4. A Blanket drainage easement granted to City of Albuquerque with the bulk plat for Juan Tabo Hills (1-19-05, BK-2005C, PG-22) is further defined with this plat. Tracts 3-A and 4-A have been removed from the Blanket drainage easement.
5. SOLAR NOTE: No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being install on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
6. If solid waste is encountered during excavation activities performed at the site, the Contractor shall cease operations and notify the Owner, Engineer, city of Albuquerque Environmental Health Department, and the New Mexico Environment Department-Solid Waste Bureau (bureau). Any removal of landfill materials will require a health & safety/operation plan that must be approved by the Bureau. All solid waste material must be disposed at an NMED approved landfill.
7. Total remaining open space requirements are met via the provision of detached open space per provisions of section 14-16-3-8(A) (3). *note: this option is only applicable to land covered by a sector development plan.
8. All city water and sanitary sewer service lines entering homes and commercial businesses within the landfill buffer zone will be constructed using anti-seep collars located at the slab-on-grade penetration point for each service line. Refer to sheet 4 of attachment "A" of the landfill gas assessment prepared by CDM dated February 8, 2006 for the LFG mitigation details for the service lines.
9. Development on all lots, tracts and areas within the COA Right-of-way within the landfill buffer zones are subject to compliances with "Interim Guidelines for Development within City Designated Landfill Buffer Zones" and that building permit plans and reissues must be reviewed and approved by the Albuquerque Environmental Health Department.
10. Bearings are New Mexico State Plane grid bearings (central zone, NAD 83), Distances are ground distances.
11. Unless otherwise noted, field measurements match record measurements.

LANDFILL DISCLOSURE STATEMENT:

"The subject property is located (near, on) a (former, existing) landfill. Due to the subject property being (near, on) a (former, existing) landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site."

PLAT FOR
JUAN TABO HILLS, UNIT 3A
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	8-21-13 Date
New Mexico Gas Company	8 22 2013 Date
Qwest Corp d/b/a CenturyLink QC	8-27-13 Date
Comcast	8/22/13 Date

City Approvals:

City Surveyor	11-25-13 7-2-13 Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
Albuquerque Bernalillo Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION:

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich N.M. No. 7719 — 06/19/13 Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

EXISTING CONDITIONS AND VACATIONS

EASEMENTS

1. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189) PORTION VACATED (13DRB-70511)
2. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189) PORTION VACATED (13DRB-70511)
3. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806) VACATED (13DRB-70511)
4. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806) VACATED (13DRB-70511)
5. 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
6. 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
7. 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
8. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
9. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) PORTION VACATED (13DRB-70511)
10. 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
11. C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
12. 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) PORTION VACATED (13DRB-70511)
15. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406) 15V PORTION VACATED (13DRB-70511)
16. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
17. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
19. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
20. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
21. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
22. AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, Bk. 2005C, Pg. 22) PORTION VACATED (13DRB-70511)
23. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) VACATED (13DRB-70511)
24. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) VACATED (13DRB-70511)
25. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) PORTION VACATED (13DRB-70511)
26. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (08/14/2006 DOC# 2008092246) VACATED (13DRB-70511)
27. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (08/14/2006 DOC# 2008092247) VACATED (13DRB-70511)
28. EXISTING PUBLIC ACCESS EASEMENT (02/23/2009 DOC#2009018367) 2' WIDE PORTION VACATED (13DRB-70511)
29. EXISTING 25' PUBLIC SANITARY SEWER EASEMENT (03/03/09 DOC# 2009022401)
30. EXISTING EMERGENCY ACCESS EASEMENT DOC# 2009103732
31. EXISTING PUBLIC WATERLINE EASEMENT DOC# 2009074579
32. EXISTING 20' PUBLIC SANITARY SEWER EASEMENT DOC# 2009103731

NEW EASEMENTS 33 through 41 TO BE CONTINUED ON SHEET 10 OF 11

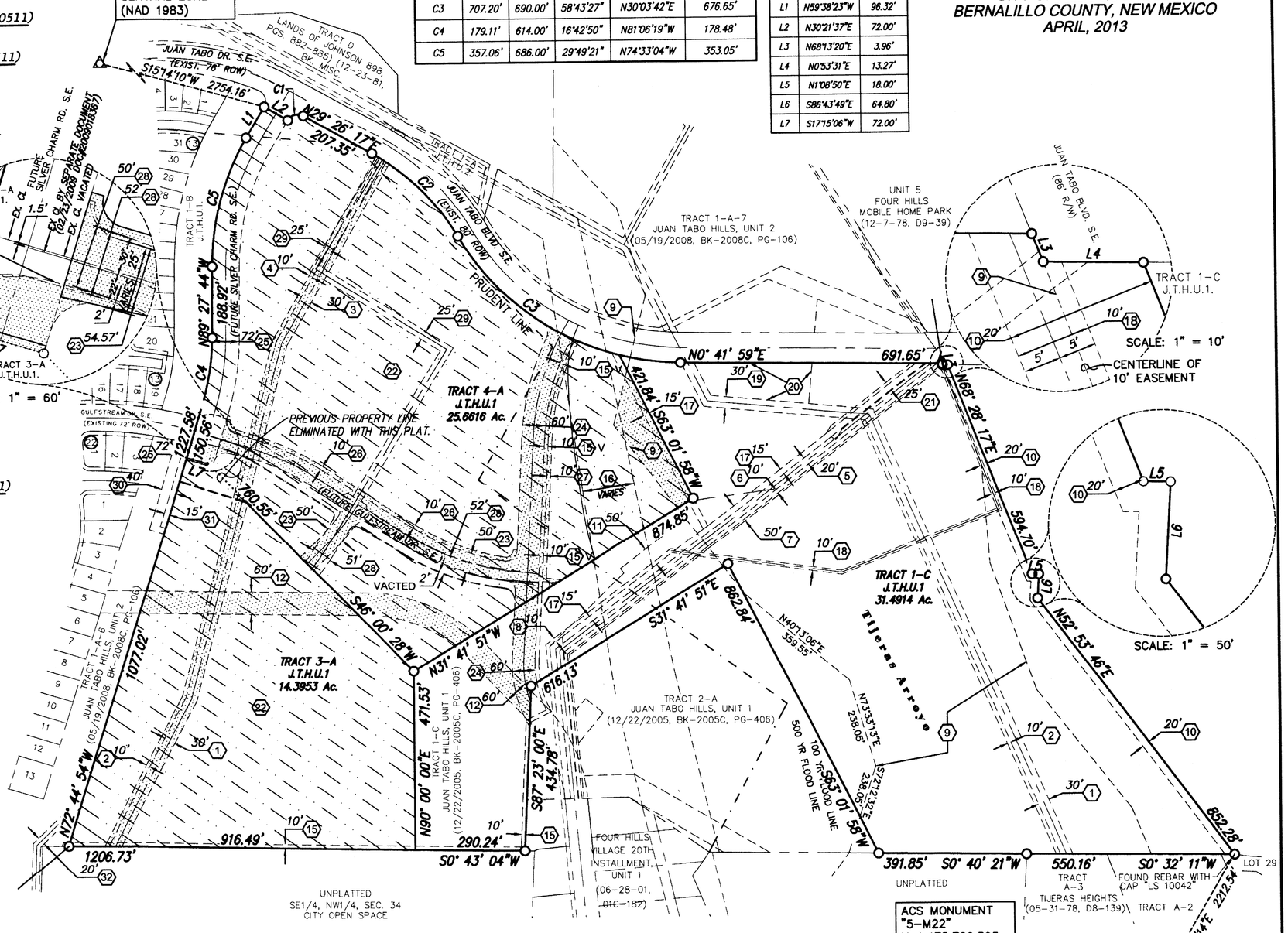
ACS MONUMENT
"7-M21"
Y=1,471,683.328
X=1,559,637.958
G-G=0.999648202
Δα=-0°09'17.90"
CENTRAL ZONE
(NAD 1983)

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	47.51'	30.00'	90°44'41"	N15°54'38"W	42.70'
C2	319.24'	610.00'	29°59'09"	N44°25'52"E	315.61'
C3	707.20'	690.00'	58°43'27"	N30°03'42"E	676.65'
C4	179.11'	614.00'	16°42'50"	N81°06'19"W	178.48'
C5	357.06'	686.00'	29°49'21"	N74°33'04"W	353.05'

LINE TABLE

Line	Bearing	Distance
L1	N59°38'23"W	96.32'
L2	N30°21'37"E	72.00'
L3	N68°13'20"E	3.96'
L4	N0°53'31"E	13.27'
L5	N1°08'50"E	18.00'
L6	S86°43'49"E	64.80'
L7	S17°15'06"W	72.00'



ACS MONUMENT
"5-M22"
Y=1,475,762.595
X=1,564,263.207
G-G=0.999642749
Δα=-00°08'46.18"
CENTRAL ZONE
(NAD 1983)

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)

J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2008, BK-2008C, PG-106)

LEGEND

- FOUND AND SET 5/8" REBAR WITH CAP "RPS 7719"
- LIMITS OF VACATION
- LIMITS OF VACATION EXISTING BLANKET DRAINAGE EASEMENT (SEE NOTE 4)

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

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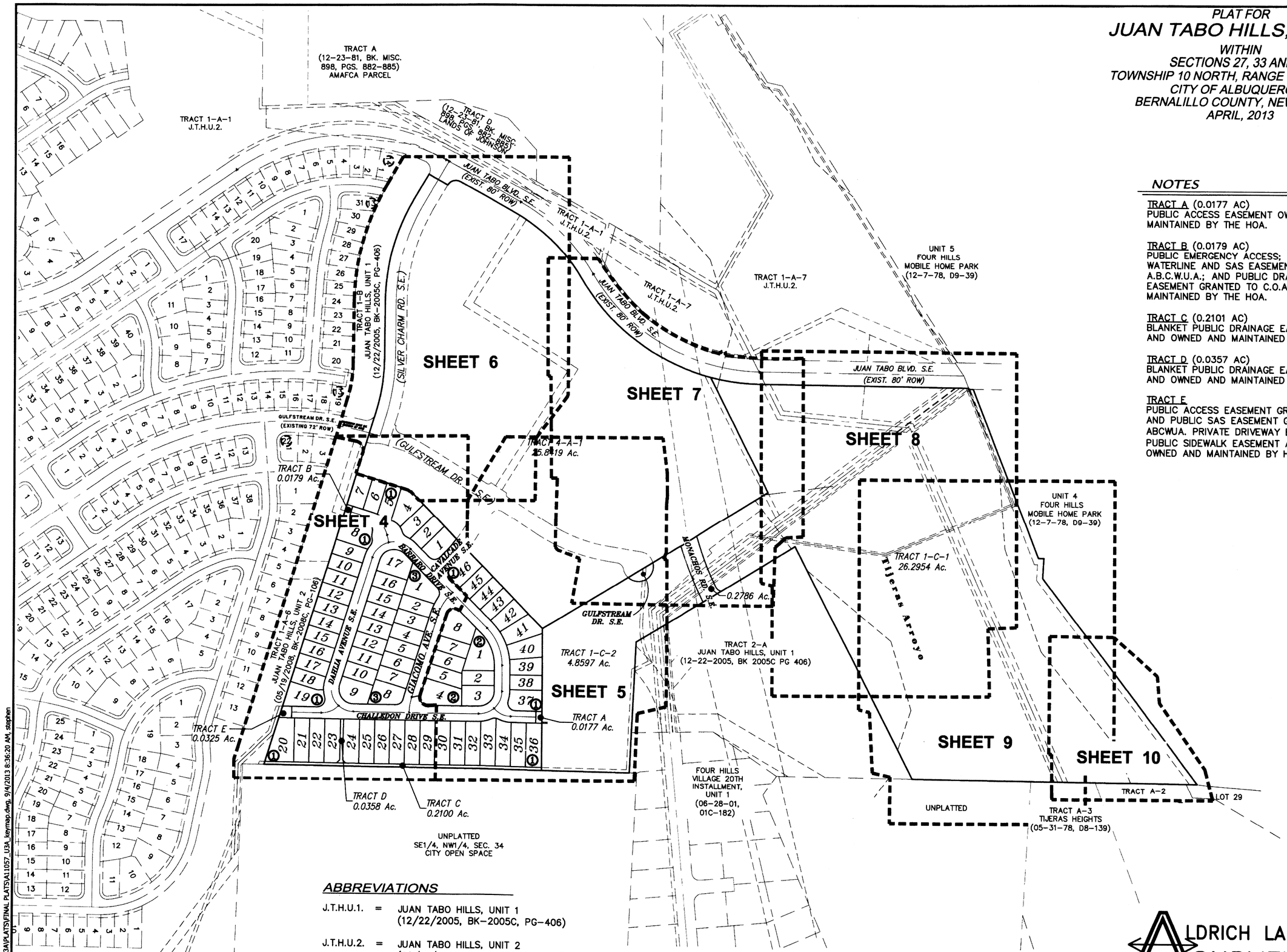
PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013



NOTES

TRACT A (0.0177 AC)
PUBLIC ACCESS EASEMENT OWNED AND MAINTAINED BY THE HOA.

TRACT B (0.0179 AC)
PUBLIC EMERGENCY ACCESS; PUBLIC WATERLINE AND SAS EASEMENT GRANTED TO A.B.C.W.U.A.; AND PUBLIC DRAINAGE EASEMENT GRANTED TO C.O.A.; OWNED AND MAINTAINED BY THE HOA.

TRACT C (0.2101 AC)
BLANKET PUBLIC DRAINAGE EASEMENT TO COA AND OWNED AND MAINTAINED BY THE HOA.

TRACT D (0.0357 AC)
BLANKET PUBLIC DRAINAGE EASEMENT TO COA AND OWNED AND MAINTAINED BY THE HOA.

TRACT E
PUBLIC ACCESS EASEMENT GRANTED TO COA AND PUBLIC SAS EASEMENT GRANTED TO ABCWUA. PRIVATE DRIVEWAY EASEMENT, 4' PUBLIC SIDEWALK EASEMENT AND 10' PUE. OWNED AND MAINTAINED BY HOA.

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)

J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2008, BK-2008C, PG-106)

(1) = BLOCK NUMBER

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505-884-1990

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PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27,33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
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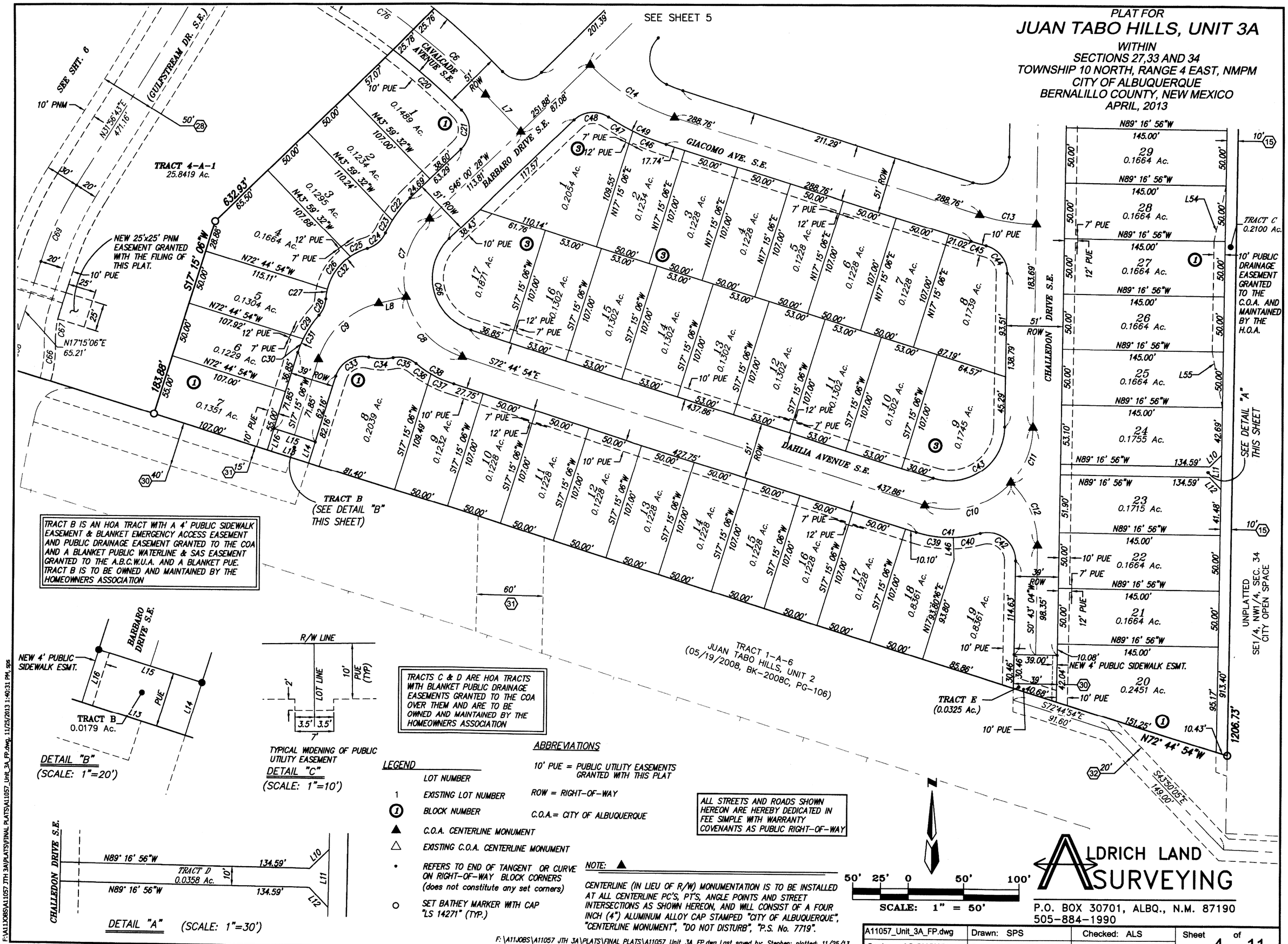
APRIL, 2013



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PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
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CITY OF ALBUQUERQUE
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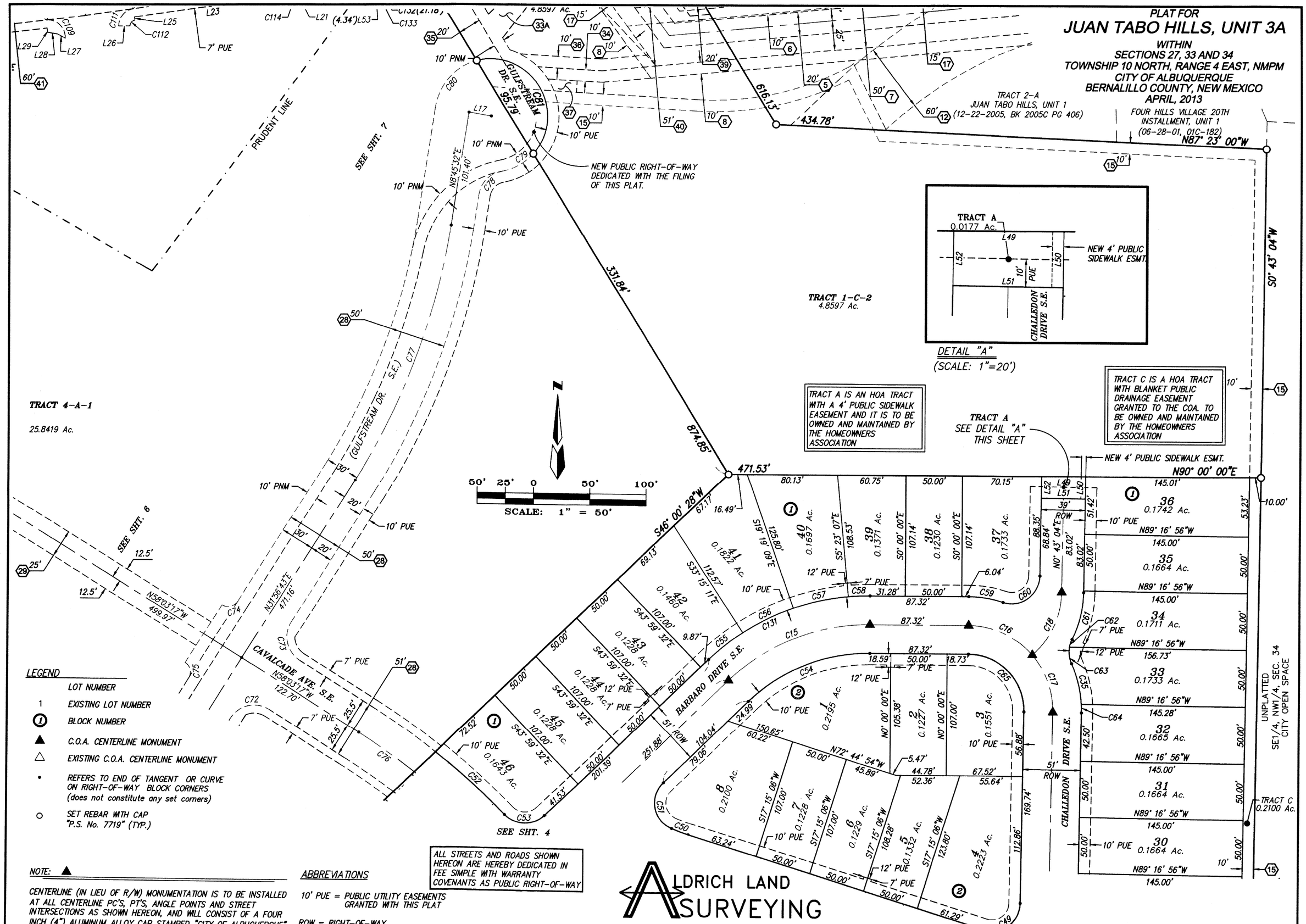
APRIL, 2013



LEGEND

- LOT NUMBER
- 1 EXISTING LOT NUMBER
- (1) BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- • REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- ○ SET REBAR WITH CAP "P.S. No. 7719" (TYP.)

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

ALDRICH LAND SURVEYING
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505-884-1990

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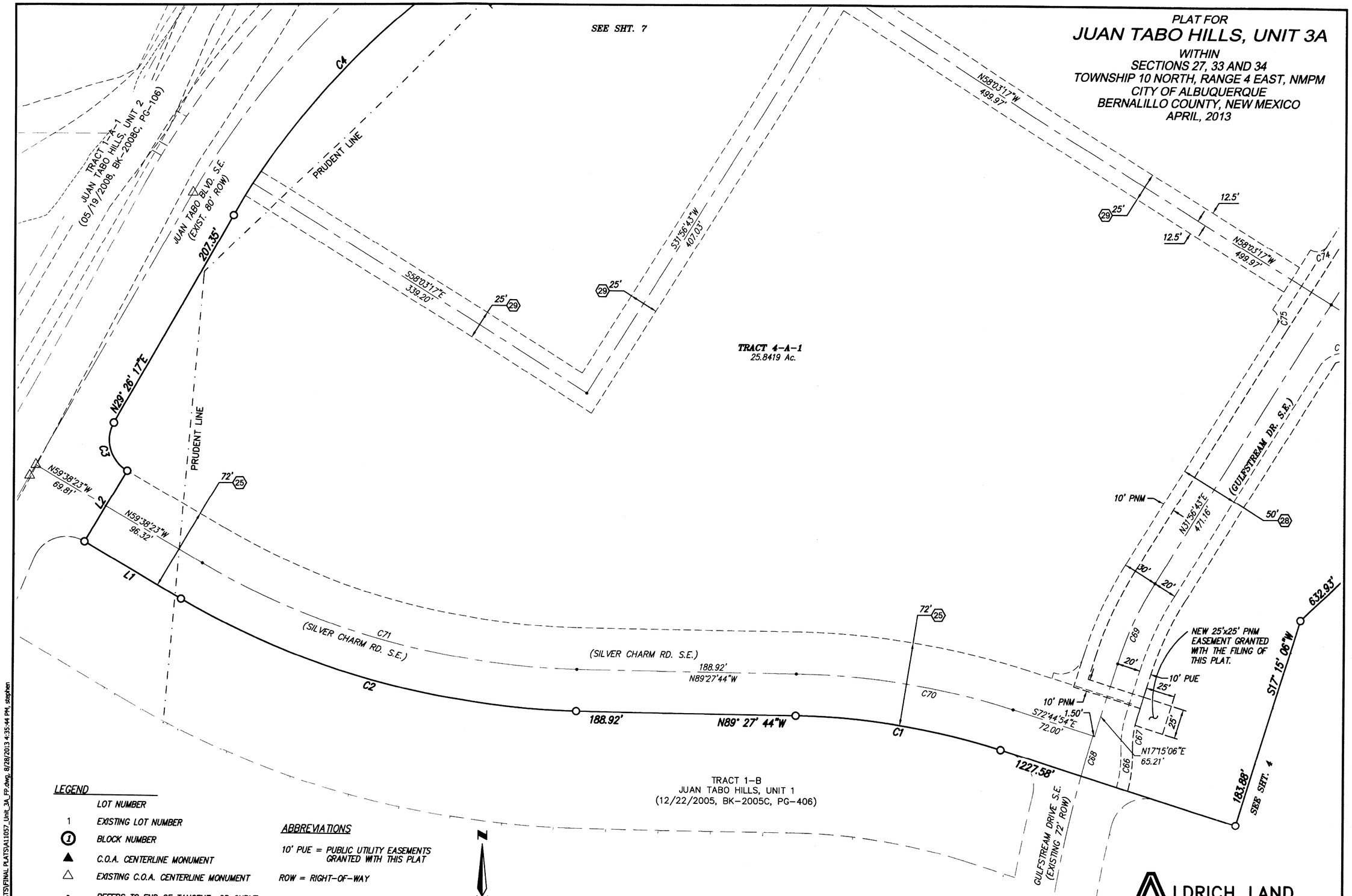
PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013



LEGEND

	LOT NUMBER
1	EXISTING LOT NUMBER
(1)	BLOCK NUMBER
▲	C.O.A. CENTERLINE MONUMENT
△	EXISTING C.O.A. CENTERLINE MONUMENT
•	REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
○	SET REBAR WITH CAP "P.S. No. 7719" (TYP.)

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

50' 25' 0 50' 100'

SCALE: 1" = 50'

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

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PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE FREE CONSENT AND DEDICATION (FOR TRACT 1-C-1 AND 1-C-2):

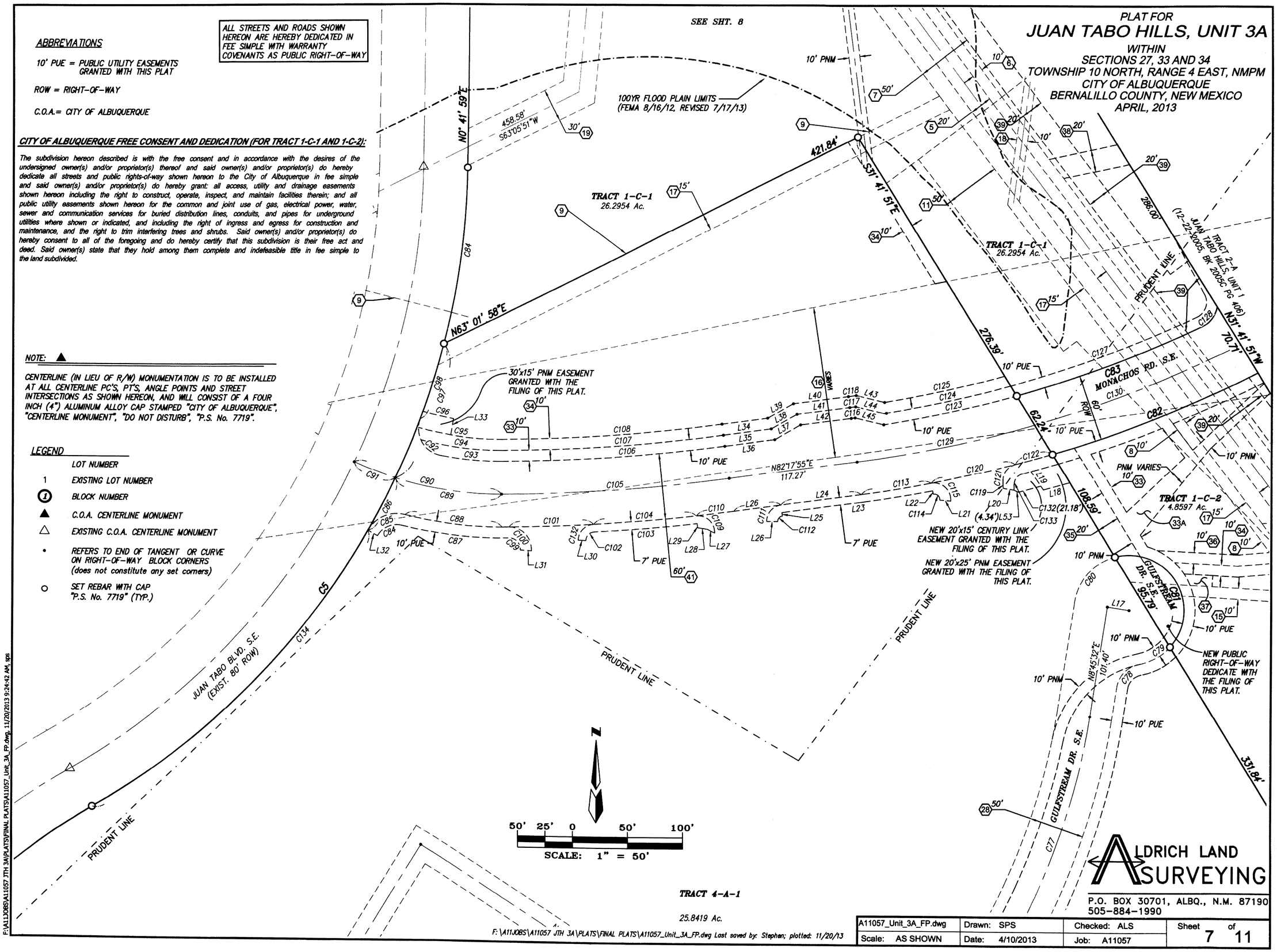
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) state that they hold among them complete and indefeasible title in fee simple to the land subdivided.

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

LEGEND

- LOT NUMBER
- 1 EXISTING LOT NUMBER
- (1) BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- • REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- ○ SET REBAR WITH CAP "P.S. No. 7719" (TYP.)



ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

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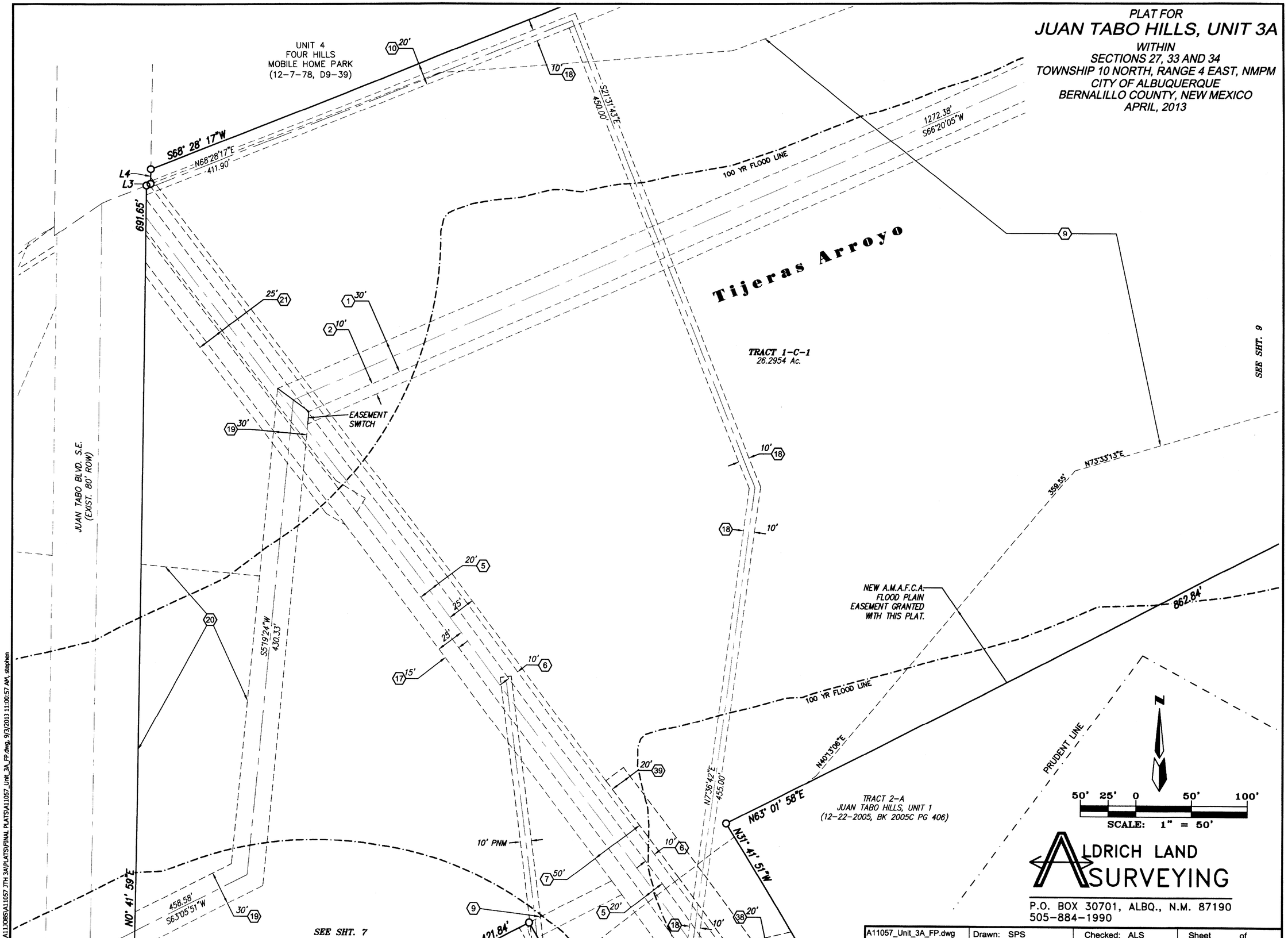
PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013



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PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
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TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
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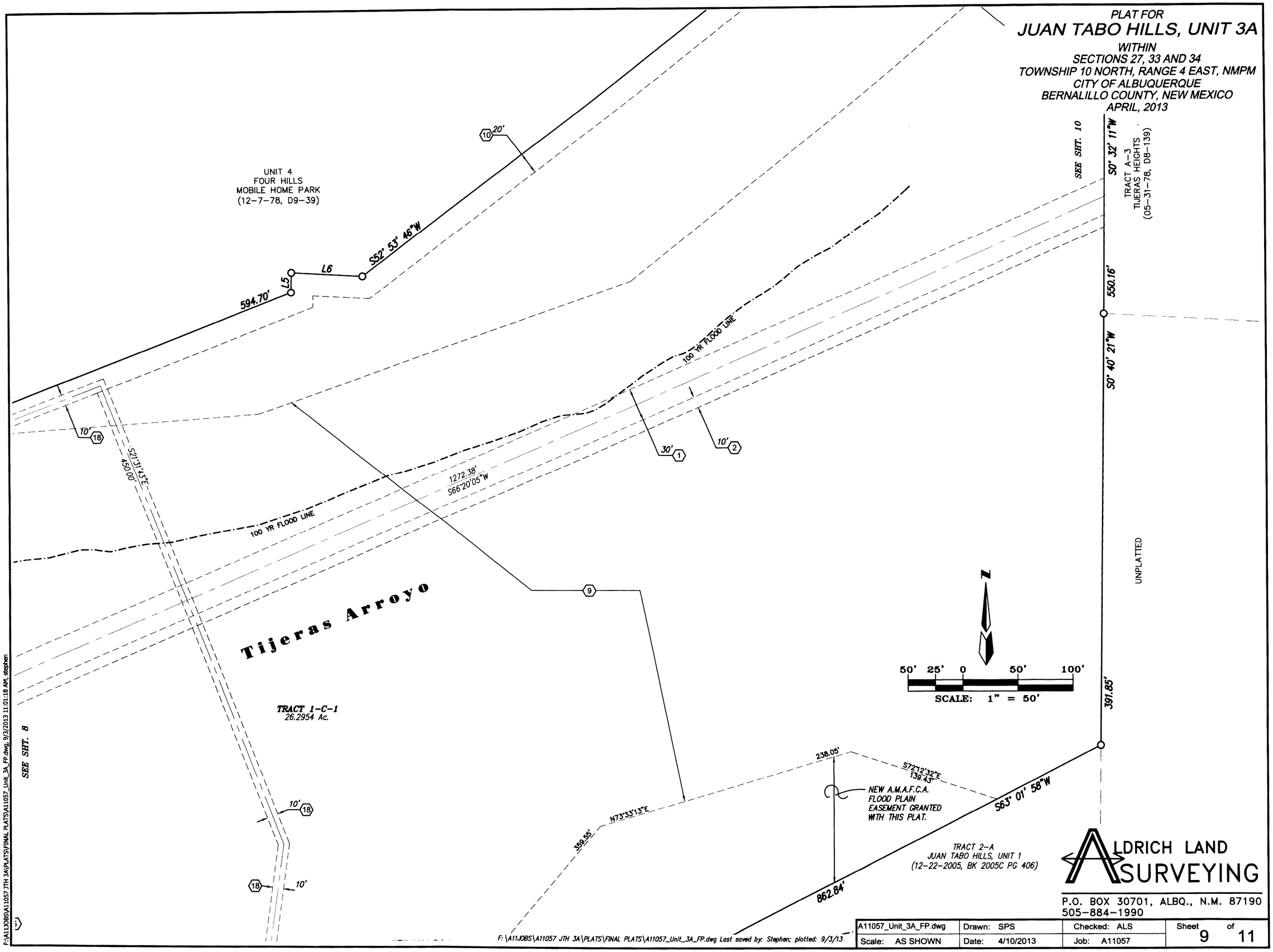
APRIL, 2013



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PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

Grant to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors and assigns, of lands, rights of way, and easements designated herein as "Flood Plain Easement" or "Drainage Easement" is with the full and free consent and in accordance with the desire of the undersigned owner, Grantor. This granting is for drainage, flood control, conveyance and storage of storm water, and the construction, operation, maintenance, reconstruction or replacement of, and access to, such facilities and for subordinate recreational use and access on such facilities. Except by the written approval of Grantee, no fence, wall, building or other obstruction may be placed or maintained on any property granted to Grantee hereby, and there shall be no alteration of the grades or contours in such property. This granting shall not obligate Grantee to maintain natural arroyos, drainage channels or other facilities that do not meet the standards of the Grantee for design and construction, nor shall this granting require the protection of property lying outside of the area granted. Grantee shall only maintain property and/or improvements that it specifically agrees, in writing, to maintain. Absent a written maintenance agreement, such responsibility shall remain with the Grantor, its successors and assigns. Landscaping or maintenance work by the Grantor within the property hereby granted shall not alter the present flowline, capacity or permeability of the present flood way area except in an emergency. If emergency work is performed, Grantor shall notify Grantee as soon as practical thereafter. Grantee will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the property granted hereby may be substantially outside of the area described. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to grant the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

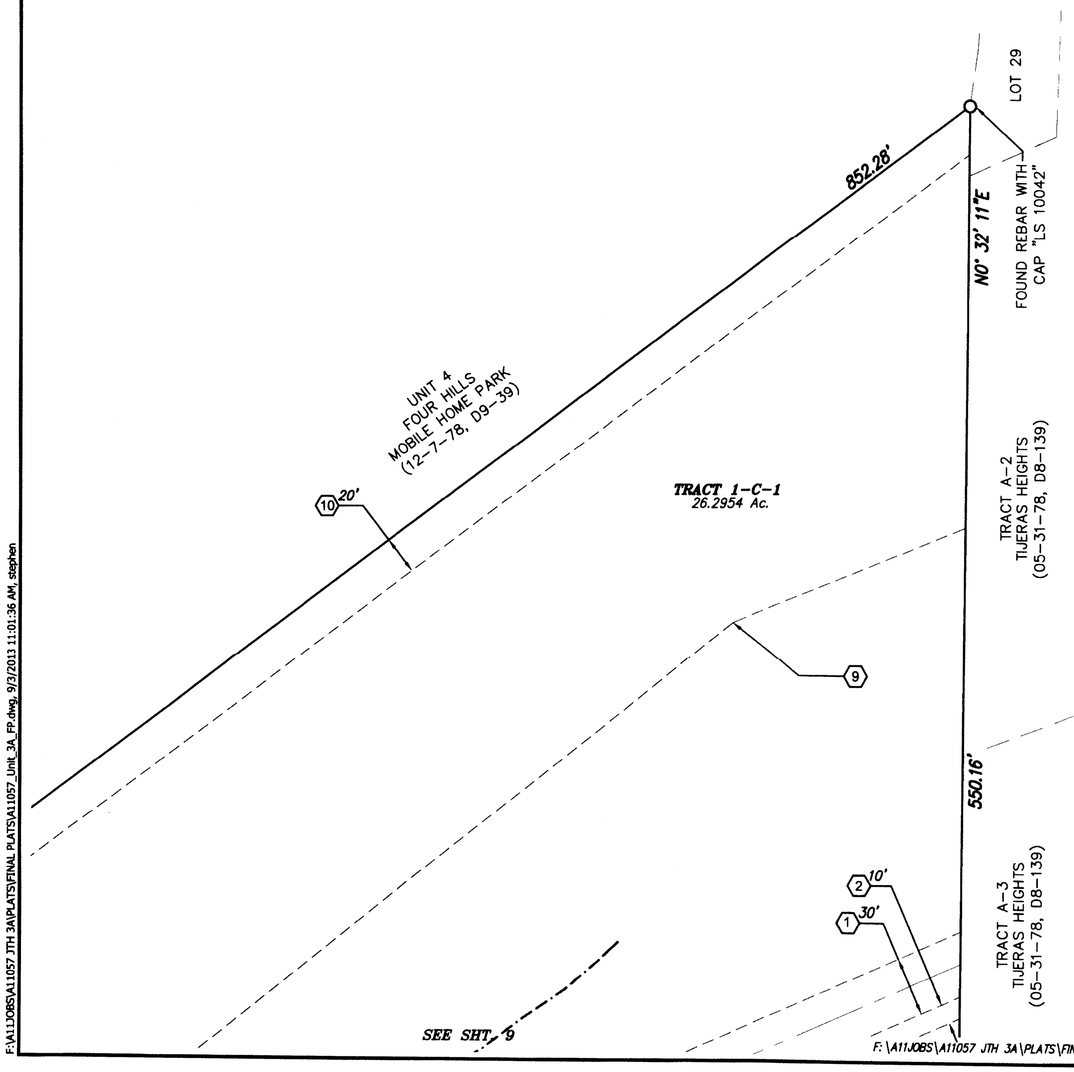
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

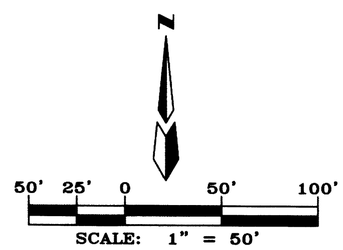
1. THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND ANY OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORP D/B/A CENTURYLINK QC FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CALBE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGCO, QWEST AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, QWEST AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.





NEW EASEMENTS

- (33) NEW 10' PUE GRANTED BY THIS PLAT
- (33A) NEW PUE GRANTED BY THIS PLAT (WIDTH VARIES)
- (34) NEW 10' PNM EASEMENT GRANTED BY THIS PLAT
- (35) NEW 20' PUBLIC PEDESTRIAN ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT BY THIS PLAT.
- (36) NEW 10' CENTURY LINK EASEMENT.
- (37) NEW 10'x20' CENTURY LINK ESMT.
- (38) NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.
- (39) NEW 20' PUBLIC STORM DRAIN EASEMENT GRANTED BY THIS PLAT.
- (40) NEW 51' WIDE PRIVATE ACCESS EASEMENT GRANTED TO C.O.A. BY THIS PLAT.
- (41) NEW 60' PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT.

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

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PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	179.11'	614.00'	16°42'50"	90.20'	S81°06'19"E	178.48'
C2	357.06'	686.00'	29°49'21"	182.67'	S74°33'04"E	353.05'
C3	47.50'	30.02'	90°39'52"	30.37'	S15°54'38"E	42.70'
C4	319.24'	610.00'	29°59'09"	163.37'	S44°25'52"W	315.61'
C5	543.98'	690.00'	45°10'14"	287.01'	S36°50'19"W	530.00'
C6	86.80'	600.00'	8°17'19"	43.47'	S48°08'11"E	86.72'
C7	77.73'	75.00'	59°22'41"	42.76'	S16°19'08"W	74.29'
C8	77.73'	75.00'	59°22'41"	42.76'	S43°03'33"E	74.29'
C9	77.73'	75.00'	59°22'41"	42.76'	S46°56'27"W	74.29'
C10	84.79'	75.00'	64°46'36"	47.58'	N74°51'48"E	80.35'
C11	54.66'	75.00'	41°45'26"	28.61'	N21°35'47"E	53.46'
C12	63.15'	75.00'	48°14'34"	33.58'	S23°24'13"E	61.30'
C13	51.94'	180.00'	16°32'02"	26.15'	S81°00'55"E	51.76'
C14	90.34'	180.00'	28°45'22"	46.14'	S58°22'13"E	89.40'
C15	138.21'	180.00'	43°59'32"	72.71'	N68°00'14"E	134.84'
C16	64.09'	75.00'	48°57'38"	34.15'	S65°31'11"E	62.16'
C17	54.66'	75.00'	41°45'26"	28.61'	N20°09'39"W	53.46'
C18	63.15'	75.00'	48°14'34"	33.58'	N24°50'21"E	61.30'
C19	118.75'	75.00'	90°43'04"	75.95'	N44°38'28"W	106.73'
C20	82.13'	574.50'	8°11'26"	41.13'	S48°33'22"E	82.06'
C21	39.47'	25.00'	90°28'07"	25.21'	S0°46'25"W	35.50'
C22	25.58'	100.50'	14°35'06"	12.86'	S38°42'55"W	25.51'
C23	13.24'	100.50'	7°33'03"	6.63'	S27°38'51"W	13.23'
C24	22.12'	25.00'	50°41'58"	11.84'	S49°13'18"W	21.41'
C25	17.07'	51.00'	19°10'31"	8.61'	S64°59'02"W	16.99'
C26	36.95'	51.00'	41°31'01"	19.33'	S34°38'16"W	36.15'
C27	9.14'	51.00'	10°16'00"	4.58'	S8°44'46"W	9.13'
C28	16.34'	25.00'	37°26'40"	8.47'	S22°20'06"W	16.05'
C29	26.07'	94.50'	15°48'13"	13.12'	S33°09'19"W	25.98'
C30	13.20'	94.50'	8°00'07"	6.61'	S21°15'09"W	13.19'
C31	39.26'	94.50'	23°48'19"	19.92'	S29°09'16"W	38.98'
C32	63.16'	51.00'	70°57'31"	36.35'	S39°05'31"W	59.20'
C33	37.63'	25.00'	86°14'45"	23.41'	N60°22'28"E	34.18'
C34	22.08'	51.00'	24°48'33"	11.22'	S88°54'26"E	21.91'
C35	36.87'	100.50'	21°01'07"	18.64'	S14°04'17"E	36.66'
C35	22.12'	25.00'	50°41'58"	11.84'	S75°57'44"E	21.41'
C36	16.39'	100.50'	9°20'47"	8.22'	S55°17'08"E	16.38'
C37	22.43'	100.50'	12°47'21"	11.26'	S66°21'13"E	22.39'
C38	38.83'	100.50'	22°08'08"	19.66'	S61°40'50"E	38.59'
C39	33.91'	100.50'	19°20'04"	17.12'	N82°24'56"W	33.75'
C40	24.75'	100.50'	14°06'27"	12.44'	S80°51'49"W	24.68'
C41	58.66'	100.50'	33°26'31"	30.19'	N89°28'10"W	57.83'
C42	46.65'	25.00'	106°54'29"	33.73'	N52°44'11"W	40.17'
C43	92.04'	49.50'	106°32'02"	66.33'	S53°59'05"W	79.34'
C44	33.75'	25.00'	77°20'40"	20.01'	S37°57'16"E	31.24'
C45	13.91'	205.50'	3°52'42"	6.96'	S74°41'15"E	13.91'
C46	32.39'	205.50'	9°01'53"	16.23'	N68°13'58"W	32.36'
C47	25.36'	205.50'	7°04'10"	12.69'	N60°10'56"W	25.34'
C48	33.75'	25.00'	77°20'40"	20.01'	S84°40'48"W	31.24'

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C49	46.48'	25.00'	106°32'02"	33.50'	N53°59'05"E	40.07'
C49	57.75'	205.50'	16°06'02"	29.07'	N64°41'53"W	57.56'
C50	15.65'	154.50'	5°48'15"	7.83'	S69°50'47"E	15.64'
C51	49.28'	25.00'	112°57'08"	37.74'	S10°28'06"E	41.68'
C52	82.45'	625.50'	7°33'09"	41.29'	S48°09'52"E	82.39'
C53	39.10'	25.00'	89°36'15"	24.83'	S89°11'24"E	35.23'
C54	118.63'	154.50'	43°59'32"	62.41'	S68°00'14"W	115.73'
C55	38.52'	205.50'	10°44'21"	19.32'	N51°22'39"E	38.46'
C56	49.98'	205.50'	13°56'02"	25.11'	N63°42'50"E	49.85'
C57	49.98'	205.50'	13°56'02"	25.11'	N77°38'52"E	49.85'
C58	19.32'	205.50'	5°23'07"	9.66'	N87°18'26"E	19.31'
C59	30.92'	100.50'	17°37'33"	15.58'	S81°11'14"E	30.79'
C60	46.65'	25.00'	106°54'29"	33.73'	N54°10'18"E	40.17'
C61	42.78'	94.50'	25°56'11"	21.76'	S13°41'09"W	42.41'
C62	7.43'	25.00'	17°01'53"	3.74'	S18°08'19"W	7.40'
C63	14.92'	25.00'	34°12'12"	7.69'	S7°28'44"E	14.70'
C64	7.51'	100.50'	4°16'47"	3.76'	S1°25'20"E	7.51'
C65	78.37'	49.50'	90°43'04"	50.12'	N44°38'28"W	70.44'
C66	35.47'	118.00'	17°13'27"	17.87'	N6°34'47"E	35.34'
C66	102.60'	49.50'	118°45'22"	83.63'	S13°22'13"E	85.19'
C67	27.60'	82.00'	19°17'02"	13.93'	S7°36'35"W	27.47'
C68	948.59'	1040.16'	52°15'06"	510.15'	S8°52'27"E	916.05'
C69	76.55'	298.50'	14°41'37"	38.49'	S24°35'55"W	76.34'
C70	189.61'	650.00'	16°42'50"	95.48'	N81°06'19"W	188.94'
C71	338.33'	650.00'	29°49'21"	173.09'	S74°33'04"E	334.52'
C72	39.27'	25.00'	90°00'00"	25.00'	S76°56'43"W	35.36'
C73	39.27'	25.00'	90°00'00"	25.00'	S13°03'17"E	35.36'
C74	15.71'	10.00'	89°59'54"	10.00'	N76°56'40"E	14.14'
C75	15.71'	10.00'	90°00'00"	10.00'	N13°03'17"W	14.14'
C76	65.35'	600.00'	6°14'24"	32.70'	N54°56'05"W	65.31'
C77	243.41'	601.50'	23°11'11"	123.40'	N20°21'07"E	241.76'
C78	30.77'	25.00'	70°31'44"	17.68'	S44°01'24"W	28.87'
C79	31.45'	50.00'	36°02'19"	16.26'	N59°38'21"E	30.93'
C80	57.79'	50.00'	66°13'35"	32.61'	S41°52'19"W	54.63'
C81	127.96'	50.00'	146°38'05"	166.84'	N31°41'51"W	95.79'
C82	200.90'	1130.00'	10°11'12"	100.72'	N68°11'11"E	200.64'
C83	179.69'	1070.00'	9°37'18"	90.05'	N69°19'49"E	179.48'
C84	163.23'	690.00'	13°33'14"	82.00'	N7°28'36"E	162.85'
C84	26.13'	20.00'	74°50'53"	15.30'	S66°57'42"W	24.31'
C85	39.19'	30.00'	74°50'53"	22.96'	S66°57'42"W	36.46'
C86	54.01'	690.00'	4°29'06"	27.02'	N27°17'43"E	54.00'
C87	98.03'	340.00'	16°31'12"	49.36'	S83°52'28"E	97.69'
C88	89.09'	330.00'	15°28'03"	44.82'	S83°20'53"E	88.82'
C89	97.89'	300.00'	18°41'44"	49.38'	S81°44'03"E	97.46'
C90	138.00'	300.00'	26°21'25"	70.25'	S77°54'12"E	136.79'
C91	40.11'	300.00'	7°39'41"	20.09'	S68°33'20"E	40.08'
C92	43.48'	25.00'	99°39'13"	29.61'	S29°36'34"E	38.20'
C93	54.88'	270.00'	11°38'45"	27.53'	S85°15'32"E	54.79'
C94	73.46'	260.00'	16°11'14"	36.97'	S82°59'18"E	73.21'

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C95	75.57'	250.00'	17°19'08"	38.07'	S82°25'21"E	75.28'
C96	28.48'	235.00'	6°56'40"	14.26'	S77°10'13"E	28.47'
C97	130.05'	690.00'	10°47'57"	65.22'	N19°39'11"E	129.86'
C98	71.82'	690.00'	5°57'50"	35.94'	N17°14'08"E	71.79'
C99	16.53'	10.00'	94°44'16"	10.86'	N43°54'43"W	14.71'
C100	33.07'	20.00'	94°44'16"	21.73'	N43°54'43"W	29.43'
C101	77.01'	1830.00'	2°24'41"	38.51'	N87°30'49"E	77.01'
C102	11.80'	8.00'	84°31'27"	7.27'	S44°02'45"W	10.76'
C103	94.38'	1837.00'	2°56'37"	47.20'	N84°50'10"E	94.37'
C104	94.02'	1830.00'	2°56'37"	47.02'	N84°50'10"E	94.01'
C105	207.96'	1800.00'	6°37'11"	104.10'	N85°36'30"E	207.85'
C106	204.50'	1770.00'	6°37'11"	102.36'	N85°36'30"E	204.38'
C107	203.34'	1760.00'	6°37'11"	101.78'	N85°36'30"E	203.23'
C108	202.19'	1750.00'	6°37'11"	101.21'	N85°36'30"E	202.07'
C109	25.86'	15.00'	98°46'21"	17.49'	N47°14'59"W	22.77'
C110	34.04'	1830.00'	1°03'56"	17.02'	N82°49'53"E	34.04'
C111	21.56'	15.00'	82°21'38"	13.12'	S41°07'06"W	19.75'
C112	7.19'	5.00'	82°21'38"	4.37'	S41°07'06"W	6.58'
C113	64.34'	1130.00'	3°15'45"	32.18'	N80°40'02"E	64.33'
C114	9.24'	5.00'	105°52'37"	6.62'	N48°01'32"W	7.98'
C115	27.72'	15.00'	105°52'37"	19.86'	N48°01'32"W	23.94'
C116	3.50'	1060.00'	0°11'21"	1.75'	N82°12'14"E	3.50'
C117	5.34'	1050.00'	0°17'28"	2.67'	N82°09'10"E	5.34'
C118	7.17'	1040.00'	0°23'41"	3.58'	N82°06'04"E	7.17'
C119	6.81'	203.50'	1°54'59"	3.40'	N0°32'06"W	6.81'
C120	78.44'	1130.00'	3°58'38"	39.24'	N77°02'51"E	78.43'
C121	20.04'	15.00'	76°33'07"	11.84'	S36°46'58"W	18.58'
C122	177.87'	1130.00'	9°01'07"	89.12'	N77°47'21"E	177.68'
C123	123.82'	1070.00'	6°37'49"	61.98'	N77°27'23"E	123.75'
C124	117.84'	1060.00'	6°22'09"	58.98'	N77°28'45"E	117.77'
C125	111.86'	1050.00'	6°06'13"	55.98'	N77°30'10"E	111.80'
C127	180.85'	1060.00'	9°46'31"	90.64'	N69°24'25"E	180.63'
C128	23.98'	25.00'	54°57'17"	13.00'	N37°02'31"E	23.07'
C129	165.11'	1100.00'	8°36'01"	82.71'	N77°59'54"E	164.96'
C130	201.09'	1100.00'	10°28'27"	100.83'	N68°27'40"E	200.81'
C131	49.98'	205.50'	13°56'02"	25.11'	N63°42'50"E	49.85'
C132	22.13'	15.00'	84°31'27"	13.63'	S44°02'45"W	20.18'
C132	21.18'	1155.00'	1°03'03"	10.59'	N74°43'09"E	21.18'
C133	13.15'	10.00'	75°20'43"	7.72'	S37°11'29"W	12.22'
C134	359.91'	690.00'	29°53'10"	184.15'	N44°28'51"E	355.85'

Line Table

Line #	Direction	Length
L1	S59°38'23"E	96.32'
L2	S30°21'37"W	72.00'
L3	S68°13'20"W	3.96'
L4	S0°53'31"W	13.27'
L5	N1°08'50"E	18.00'
L6	N86°43'49"W	64.80'
L7	S43°59'32"E	46.00'
L8	S76°37'47"W	25.35'
L9	S0°43'04"W	10.00'
L10	S45°43'04"W	14.73'
L11	S0°43'04"W	30.83'
L12	N44°16'56"W	14.73'
L13	S72°44'54"E	39.00'
L14	N17°15'06"E	20.00'
L15	S72°44'54"E	39.00'
L16	S17°15'06"W	20.00'
L17	N81°14'28"W	20.00'
L18	S74°27'20"W	25.00'
L19	S34°31'34"E	20.00'
L20	S81°14'28"E	10.10'
L21	S85°05'13"E	10.00'
L22	S10°57'50"E	3.00'
L23	N82°17'55"E	73.74'
L24	N82°17'55"E	73.74'
L25	N7°42'05"W	3.00'
L26	N82°17'55"E	43.53'
L26	N89°56'17"E	10.00'

Line Table

Line #	Direction	Length
L27	S62°20'31"E	7.56'
L28	S81°14'28"E	8.90'
L29	S6°38'09"E	3.66'
L30	S88°12'59"E	7.00'
L31	S86°33'02"E	10.00'
L32	S60°27'44"E	10.00'
L33	N9°21'27"E	15.00'
L34	S82°17'55"W	41.93'
L35	S82°17'55"W	43.86'
L36	N82°17'55"E	45.78'
L37	N60°29'50"E	26.93'
L38	N60°29'50"E	26.93'
L39	N60°29'50"E	26.93'
L40	N82°17'55"E	50.34'
L41	N82°17'55"E	48.41'
L42	N82°17'55"E	46.49'
L43	S76°39'17"E	26.56'
L44	N76°39'17"W	26.68'
L45	S76°39'17"E	26.80'
L46	N2°04'58"W	20.00'
L49	N90°00'00"E	39.00'
L50	S0°43'04"W	20.00'
L51	N89°16'56"W	39.00'
L52	N0°43'04"E	19.51'
L53	S64°12'54"E	4.34'
L54	S12°01'40"W	50.99'
L55	S10°35'32"E	50.99'

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

A11057_Unit_3A_FP.dwg	Drawn: SPS	Checked: ALS	Sheet 11 of 11
Scale: AS SHOWN	Date: 8/6/2009	Job: A11057	

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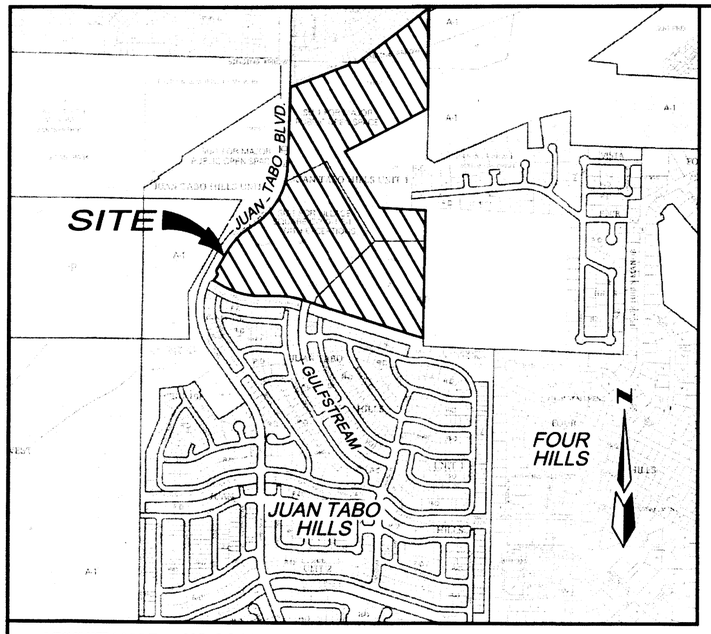

VICINITY MAP NO SCALE **ZONE ATLAS: M-21, M-22**

SUBDIVISION DATA

GROSS ACREAGE	71.5483 Acres
ZONE ATLAS NO.	M-21-Z & M-22-Z
NO. OF EXISTING TRACTS	3
NO. OF LOTS/TRACTS CREATED	71LOTS/8 TRACTS
NO. OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.55
AREA DEDICATED TO CITY OF ALBUQUERQUE	3.0309 Acres
DATE OF SURVEY	December, 2003

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

JTH LLC, Owner Tracts 3-A, and 4-A, Juan Tabo Hills
Scott Grady, Managing Member

Scott Grady, Managing Member — Date 5-8-13

OFFICIAL SEAL
Kay Brasher
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8-19-15

OWNER'S ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO ss

This instrument was acknowledged before me on May 8, 13
By Scott Grady, Managing Member JTH LLC a New Mexico Limited Liability Company on behalf of said Company

Kay Brasher — 8·19·2015
NOTARY PUBLIC — MY COMMISSION EXPIRES

COA, Owner Tract 1-C
Robert J. Perry, Chief Administrative Officer

Robert J. Perry, Chief Administrative Officer — Date

OWNER'S ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO ss

This instrument was acknowledged before me on
By Robert J Perry, Chief Administrative Officer, City Of Albuquerque, Owner of Tract 1-C

NOTARY PUBLIC — MY COMMISSION EXPIRES

LEGAL DESCRIPTION:

A tract of land situate, within Sections 27, 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 1-C, 3-A, and 4-A, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and more particularly described as follows:

Beginning at the northeast corner of the herein described Tract, whence ACS monument "5-M22" bears S 59°26'14" E, 2212.54 feet;
Thence, S 00°32'11" W, 550.16 feet;
Thence, S 00°40'21" W, 391.85 feet;
Thence, S 63°01'58" W, 862.84 feet;
Thence, S 31°41'51" E, 616.13 feet;
Thence, S 87°23'00" E, 434.78 feet;
Thence, S 00°43'04" W, 1206.73 feet to the southeast corner;
Thence, N 72°44'54" W, 1227.58 feet to a point of curvature;
Thence, 179.11 feet along a curve to the left, having a radius of 614.00 feet, a delta of 16°42'50" and a chord of N 81°06'19" W, 178.48 feet to a point of tangency;
Thence, N 89°27'44" W, 188.92 feet to a point of curvature;
Thence, 357.06 feet along a curve to the right having a radius of 686.00 feet, a delta of 29°49'21" and a chord of N 74°33'04" W, 353.05 feet to a point of tangency;
Thence, N 59°38'23" W, 96.32 feet to the southwest corner;
Thence, N 30°21'37" E, 72.00 feet;
Thence, 47.50 feet along a curve to the right, having a radius of 30.00 feet, a delta of 90°44'41" and a chord of N 15°54'38" W, 42.70 feet to a point of tangency;
Thence, N 29°26'17" E, 207.35 feet to a point of curvature;
Thence, 319.24 feet along a curve to the right, having a radius of 610.00 feet, a delta of 29°59'09" and a chord of N 44°25'52" E, 315.61 feet to a point of reverse curvature;
Thence, 707.20 feet along a curve to the left, having a radius of 690.00 feet, a delta of 58°43'27" and a chord of N 30°03'42" E, 676.65 feet to a point of tangency;
Thence, N 00°41'59" W, 691.65 feet;
Thence, N 68°13'20" E, 3.96 feet;
Thence, N 00°53'31" E, 13.27 feet to the northwest;
Thence, N 68°28'17" E, 594.70 feet;
Thence, N 01°08'50" E, 18.00 feet;
Thence, S 86°43'49" E, 64.80 feet;
Thence, N 52°53'46" E, 852.28 feet to the point of beginning, and containing 71.5483 acres more or less.

PURPOSE OF PLAT:

1. Subdivide Tracts 3-A into seventy one (71) Residential lots and six (6) tracts, dedicate Right-Of-Way and grant easements as shown hereon in this plat.
2. Replat Tract 4-A and 1-C to grant easements and Right of Way as shown hereon in this plat.
3. Vacate easements as shown hereon in this plat.

TABLE OF CONTENTS:

SHEET 1 COVER SHEET
SHEET 2 EXISTING CONDITIONS AND EASEMENTS
SHEET 3 KEY MAP
SHEET 4 THROUGH 10 FINAL PLAT GEOMETRY
SHEET 11 CURVE, LINE TABLES AND PUE NOTES

NOTES:

4. A Blanket drainage easement granted to City of Albuquerque with the bulk plat for Juan Tabo Hills (1-19-05, BK-2005C, PG-22) is further defined with this plat. Tracts 3-A and 4-A have been removed from the Blanket drainage easement.
5. SOLAR NOTE: No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being install on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
6. If solid waste is encountered during excavation activities performed at the site, the Contractor shall cease operations and notify the Owner, Engineer, city of Albuquerque Environmental Health Department, and the New Mexico Environment Department-Solid Waste Bureau (bureau). Any removal of landfill materials will require a health & safety/operation plan that must be approved by the Bureau. All solid waste material must be disposed at an NMED approved landfill.
7. Total remaining open space requirements are met via the provision of detached open space per provisions of section 14-16-3-8(A) (3). *note: this option is only applicable to land covered by a sector development plan.
8. All city water and sanitary sewer service lines entering homes and commercial businesses within the landfill buffer zone will be constructed using anti-seep collars located at the slab-on-grade penetration point for each service line. Refer to sheet 4 of attachment "A" of the landfill gas assessment prepared by CDM dated February 8, 2006 for the LFG mitigation details for the service lines.
9. Development on all lots, tracts and areas within the COA Right-of-way within the landfill buffer zones are subject to compliances with "Interim Guidelines for Development within City Designated Landfill Buffer Zones" and that building permit plans and reissues must be reviewed and approved by the Albuquerque Environmental Health Department.
10. Bearings are New Mexico State Plane grid bearings (central zone, NAD 83), Distances are ground distances.
11. Unless otherwise noted, field measurements match record measurements.

LANDFILL DISCLOSURE STATEMENT:

"The subject property is located (near, on) a (former, existing) landfill. Due to the subject property being (near, on) a (former, existing) landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site."

PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number:

Application Number:

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
Qwest Corp d/b/a CenturyLink QC	Date
Comcast	Date

City Approvals:

City Surveyor	7-2-13 Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
Albuquerque Bernalillo Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION:

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich N.M. No. 7719 — 06/14/13 Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

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EXISTING CONDITIONS AND VACATIONS

EASEMENTS

1. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189) PORTION VACATED (13DRB-70511)
2. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189) PORTION VACATED (13DRB-70511)
3. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806) VACATED (13DRB-70511)
4. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806) VACATED (13DRB-70511)
5. 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
6. 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
7. 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
8. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
9. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) PORTION VACATED (13DRB-70511)
10. 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
11. C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
12. 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) PORTION VACATED (13DRB-70511)
15. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406) PORTION VACATED (13DRB-70511)
16. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
17. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
19. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
20. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
21. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
22. AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, Bk. 2005C, Pg. 22) PORTION VACATED (13DRB-70511)
23. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) VACATED (13DRB-70511)
24. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) VACATED (13DRB-70511)
25. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) PORTION VACATED (13DRB-70511)
26. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (08/14/2006 DOC# 2008092246) VACATED (13DRB-70511)
27. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (08/14/2006 DOC# 2008092247) VACATED (13DRB-70511)
28. EXISTING PUBLIC ACCESS EASEMENT (02/23/2009 DOC#2009018367) 2' WIDE PORTION VACATED (13DRB-70511)
29. EXISTING 25' PUBLIC SANITARY SEWER EASEMENT (03/03/09 DOC# 2009022401)
30. EXISTING EMERGENCY ACCESS EASEMENT DOC# 2009103732
31. EXISTING PUBLIC WATERLINE EASEMENT DOC# 2009074579
32. EXISTING 20' PUBLIC SANITARY SEWER EASEMENT DOC# 2009103731

NEW EASEMENTS 33 through 41 TO BE CONTINUED ON SHEET 10 OF 11

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X=1,559,637.958
G-G=0.999648202
Δα=-0°09'17.90"
CENTRAL ZONE
(NAD 1983)

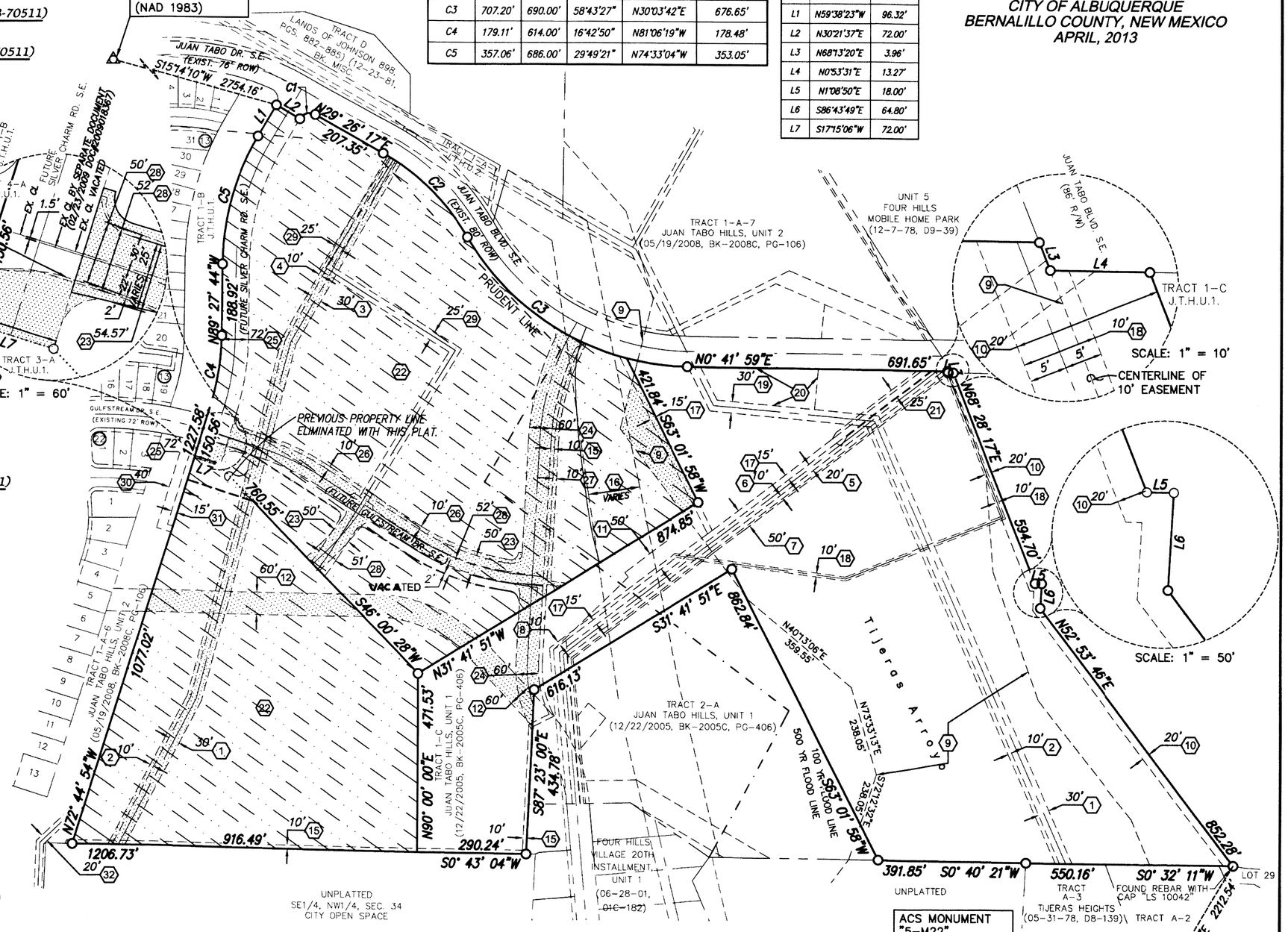
Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	47.51'	30.00'	90°44'41"	N15°54'38"W	42.70'
C2	319.24'	610.00'	29°59'09"	N44°25'52"E	315.61'
C3	707.20'	690.00'	58°43'27"	N30°03'42"E	676.65'
C4	179.11'	614.00'	16°42'50"	N81°06'19"W	178.48'
C5	357.06'	686.00'	29°49'21"	N74°33'04"W	353.05'

LINE TABLE

Line	Bearing	Distance
L1	N59°38'23"W	96.32'
L2	N30°21'37"E	72.00'
L3	N68°13'20"E	3.96'
L4	N0°53'31"E	13.27'
L5	N1°08'50"E	18.00'
L6	S86°43'49"E	64.80'
L7	S17°15'06"W	72.00'

PLAT FOR
JUAN TABO HILLS, UNIT 3A
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013



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CENTRAL ZONE
(NAD 1983)

N
200' 100' 0 200' 400'
SCALE: 1" = 200'

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)

J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2008, BK-2008C, PG-106)

LEGEND

- FOUND AND SET 5/8" REBAR WITH CAP "RPS 7719"
- LIMITS OF VACATION
- (22) LIMITS OF VACATION EXISTING BLANKET DRAINAGE EASEMENT (SEE NOTE 8)

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

A11057_unit_3A_exist.dwg	Drawn: SPS	Checked: ALS	Sheet 2 of 11
Scale: AS SHOWN	Date: 4/10/2013	Job: A11057	

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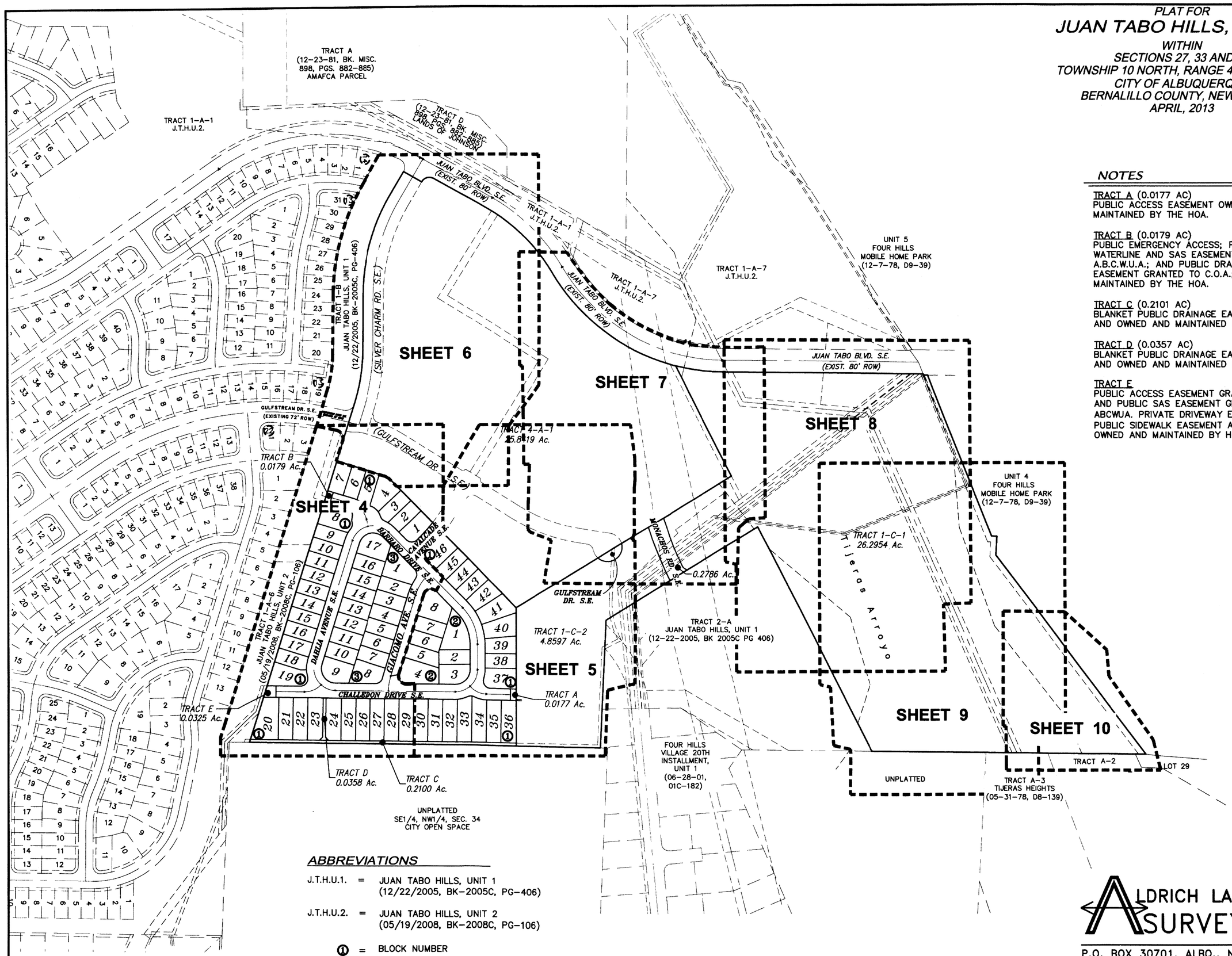
PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013



NOTES

TRACT A (0.0177 AC)
PUBLIC ACCESS EASEMENT OWNED AND MAINTAINED BY THE HOA.

TRACT B (0.0179 AC)
PUBLIC EMERGENCY ACCESS; PUBLIC WATERLINE AND SAS EASEMENT GRANTED TO A.B.C.W.U.A.; AND PUBLIC DRAINAGE EASEMENT GRANTED TO C.O.A.; OWNED AND MAINTAINED BY THE HOA.

TRACT C (0.2101 AC)
BLANKET PUBLIC DRAINAGE EASEMENT TO COA AND OWNED AND MAINTAINED BY THE HOA.

TRACT D (0.0357 AC)
BLANKET PUBLIC DRAINAGE EASEMENT TO COA AND OWNED AND MAINTAINED BY THE HOA.

TRACT E
PUBLIC ACCESS EASEMENT GRANTED TO COA AND PUBLIC SAS EASEMENT GRANTED TO ABCWUA. PRIVATE DRIVEWAY EASEMENT, 4' PUBLIC SIDEWALK EASEMENT AND 10' PUE. OWNED AND MAINTAINED BY HOA.

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)

J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2008, BK-2008C, PG-106)

① = BLOCK NUMBER

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

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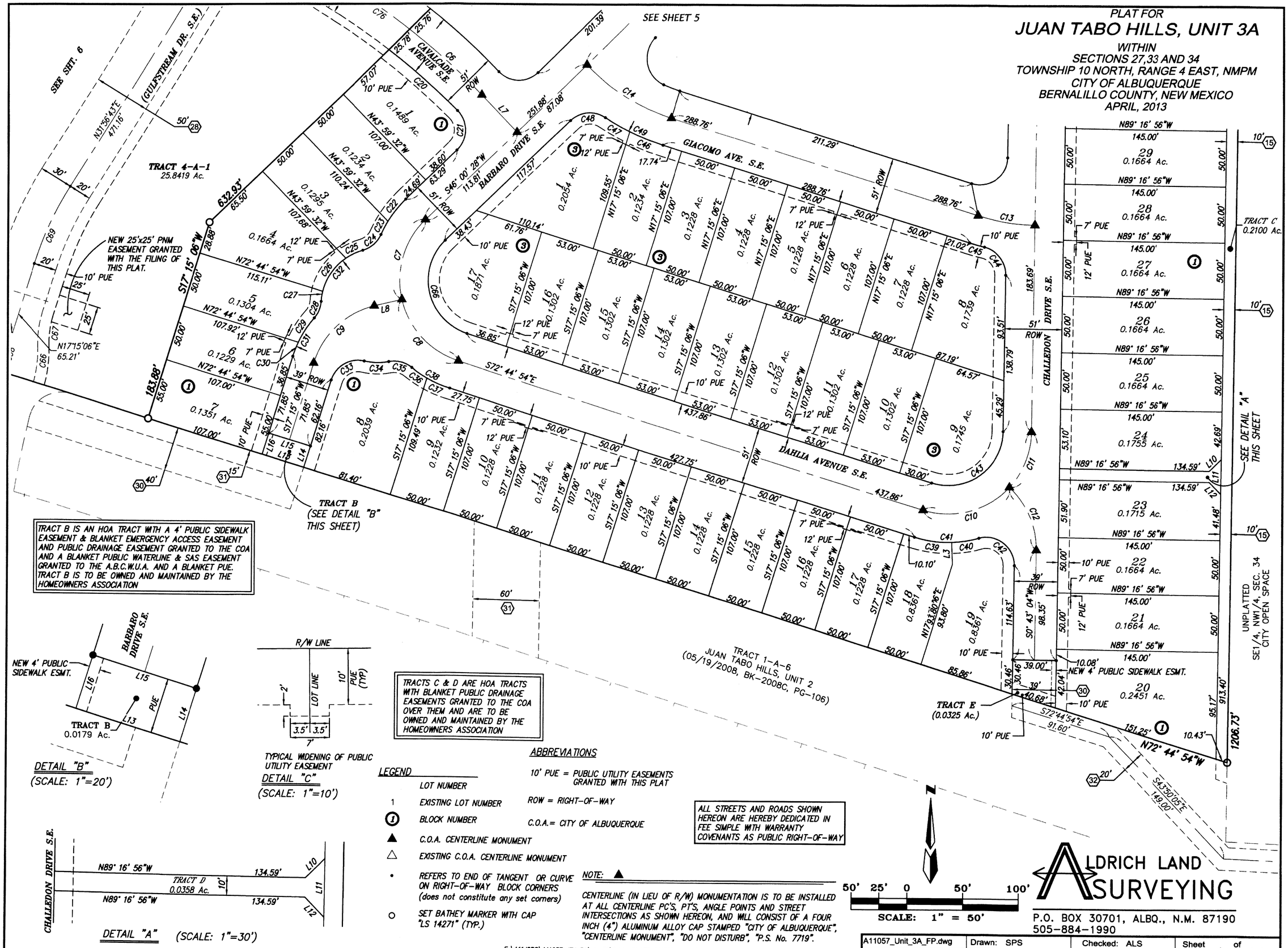
PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27,33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013



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PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
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TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
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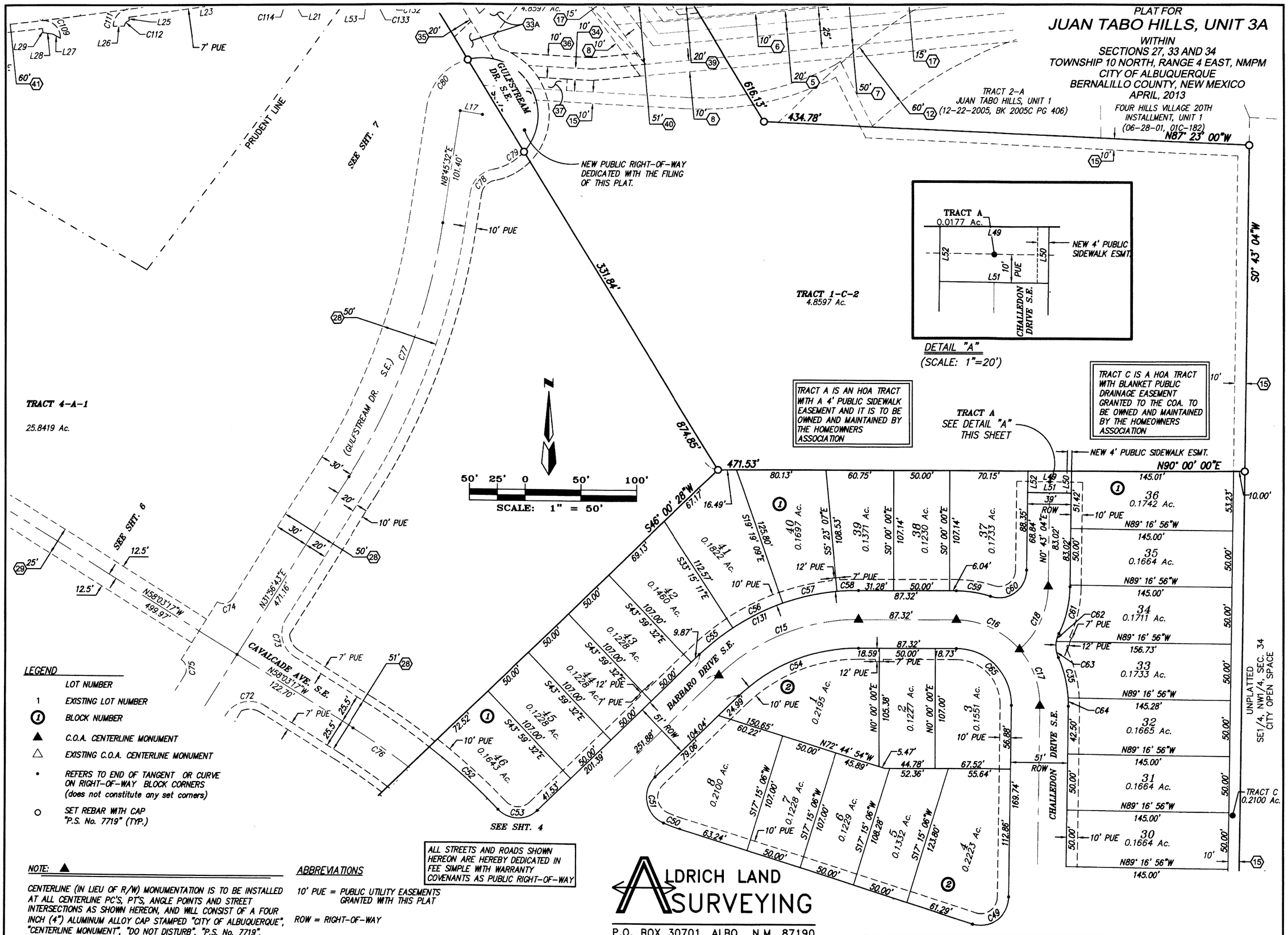
APRIL, 2013



NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

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Scale: AS SHOWN	Date: 4/10/2013	Job: A11057	

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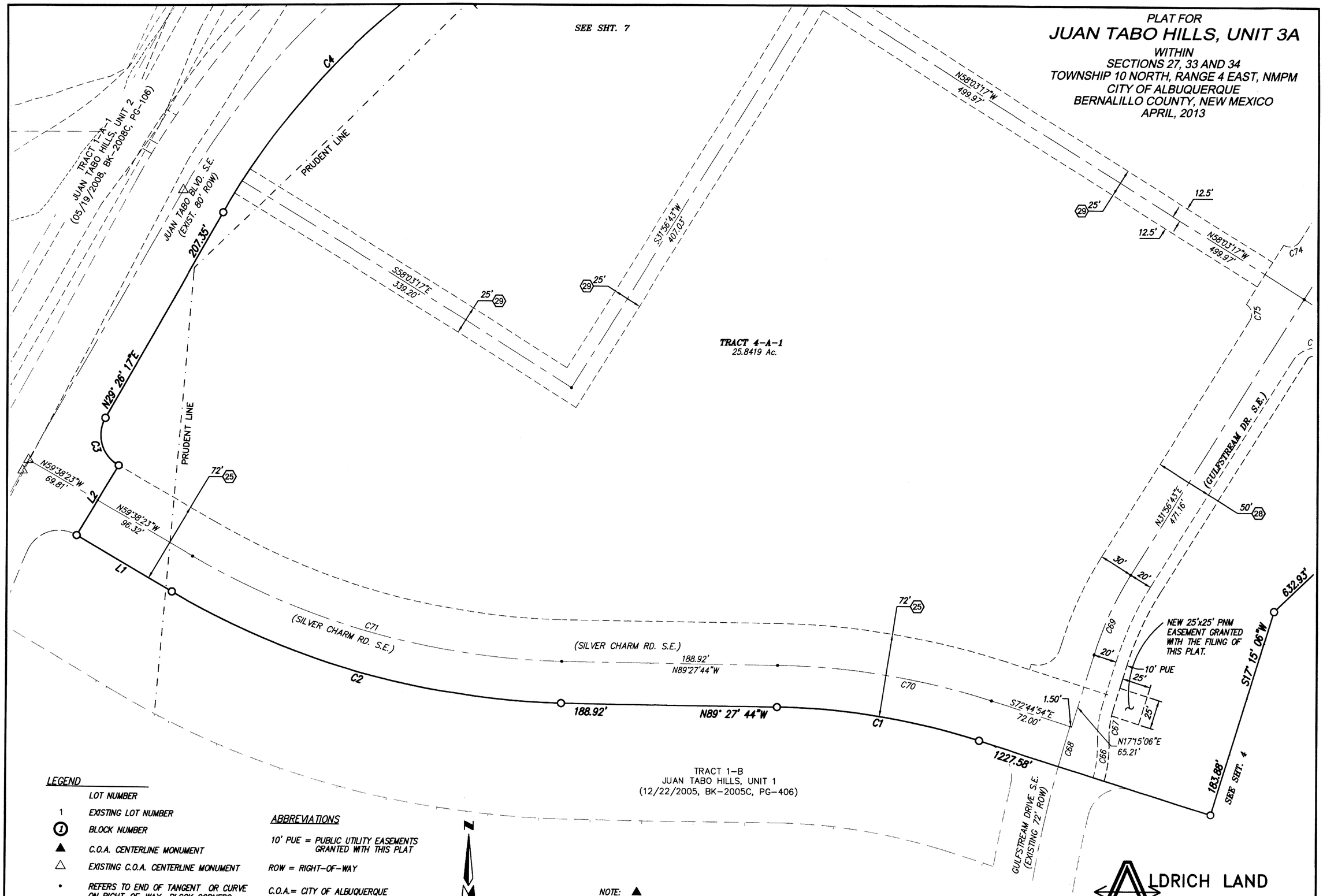
PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013



LEGEND

	LOT NUMBER
1	EXISTING LOT NUMBER
①	BLOCK NUMBER
▲	C.O.A. CENTERLINE MONUMENT
△	EXISTING C.O.A. CENTERLINE MONUMENT
•	REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
○	SET REBAR WITH CAP "P.S. No. 7719" (TYP.)

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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A11057_Unit_3A_FP.dwg	Drawn: SPS	Checked: ALS	Sheet 6 of 11
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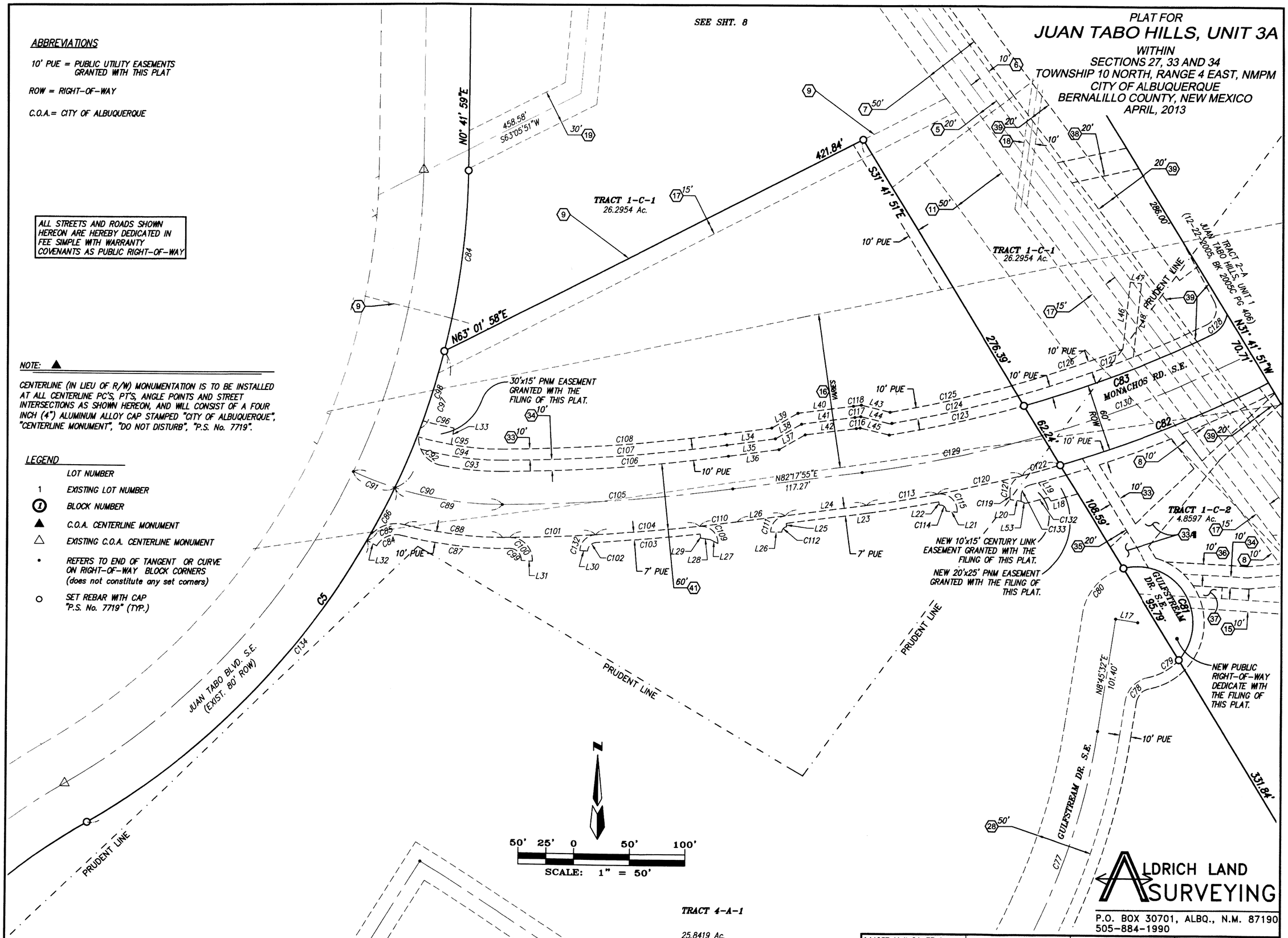
PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013



ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

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C.O.A.= CITY OF ALBUQUERQUE

ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

NOTE: ▲

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LEGEND

- LOT NUMBER
- 1 EXISTING LOT NUMBER
- (1) BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- • REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- ○ SET REBAR WITH CAP "P.S. No. 7719" (TYP.)

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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A11057_Unit_3A_FP.dwg	Drawn: SPS	Checked: ALS	Sheet 7 of 11
Scale: AS SHOWN	Date: 4/10/2013	Job: A11057	

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PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
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TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
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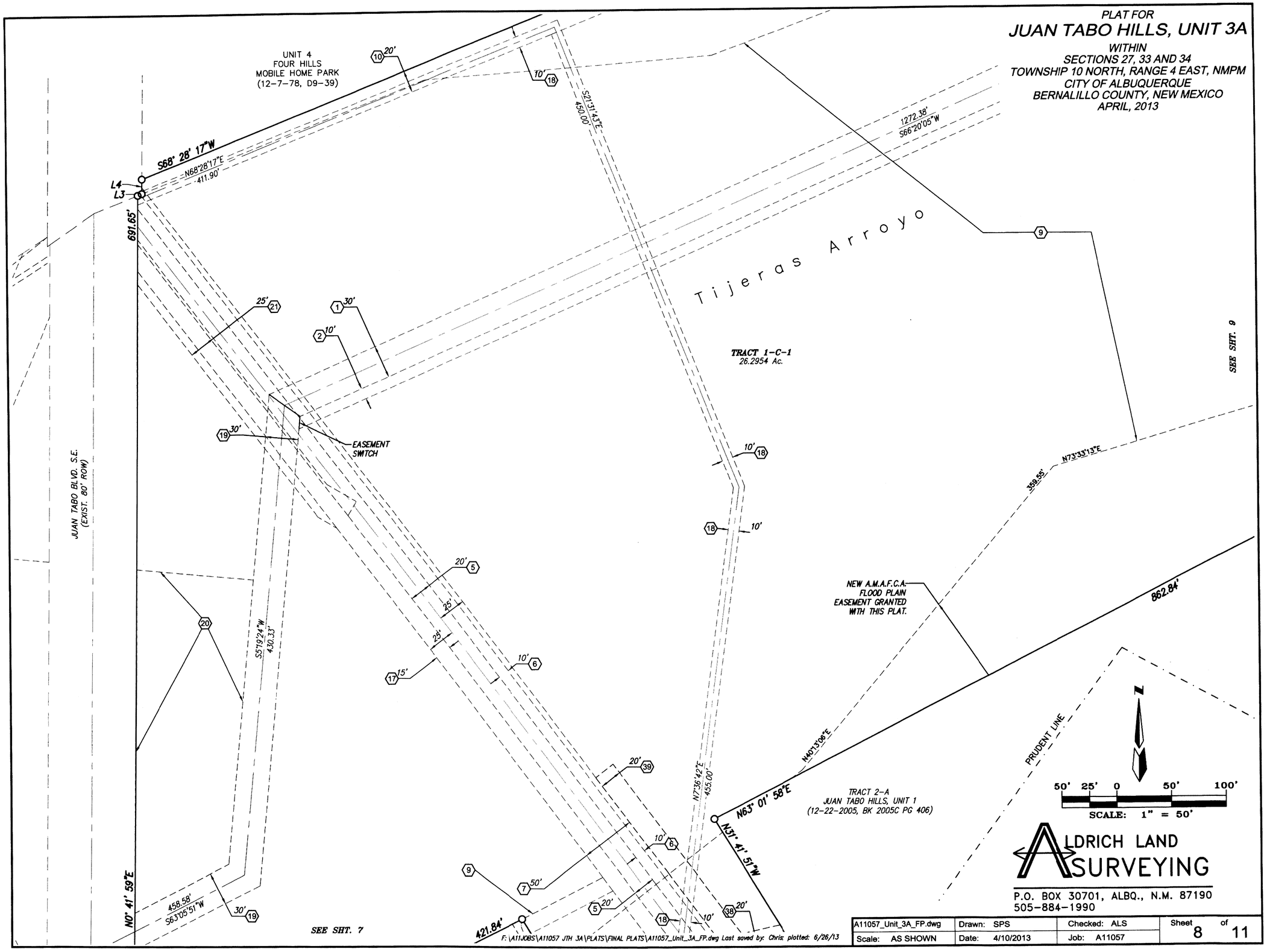

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PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
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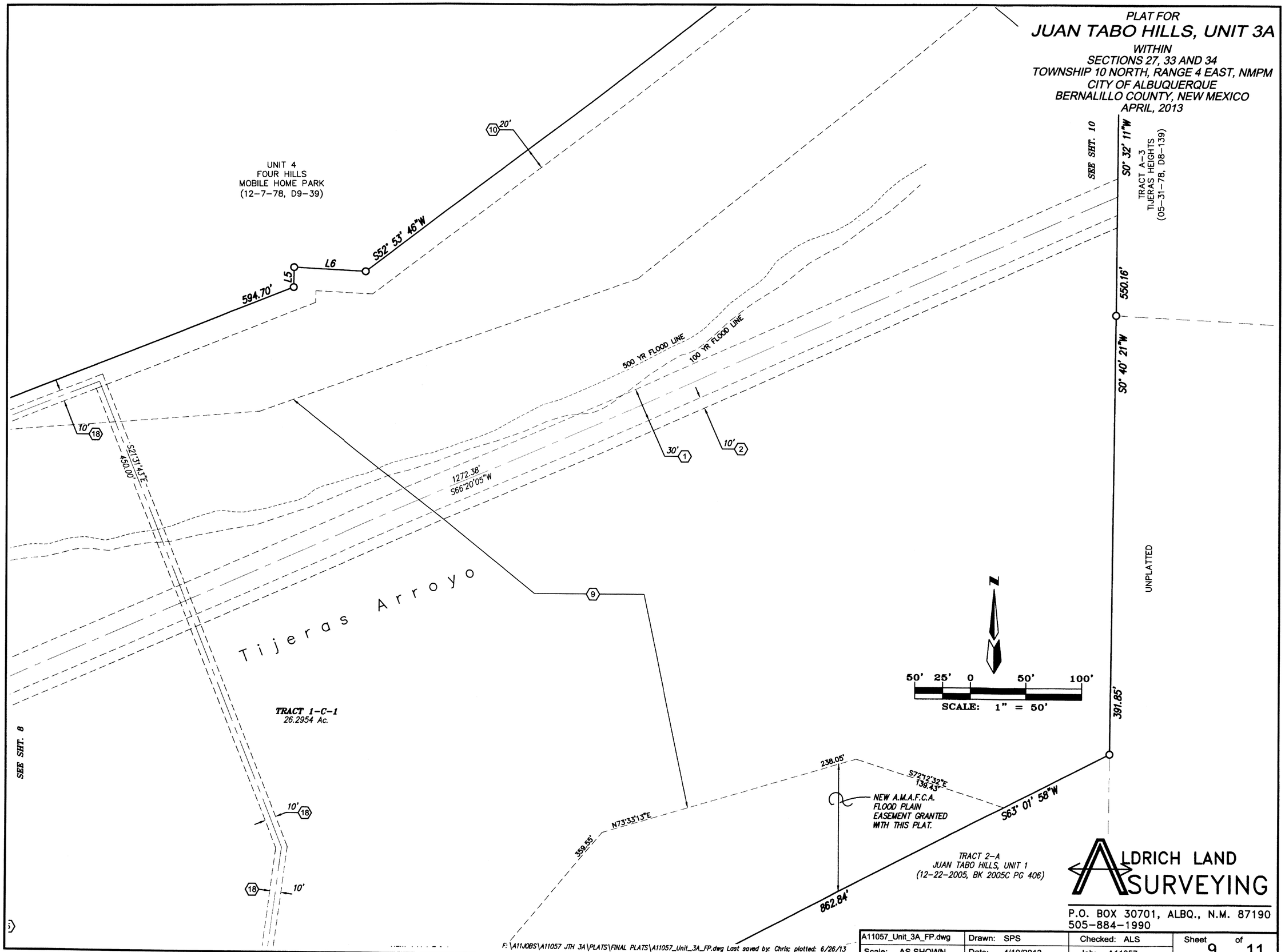

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Scale: AS SHOWN	Date: 4/10/2013	Job: A11057	

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PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
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TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
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BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

Grant to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors and assigns, of lands, rights of way, and easements designated herein as "Flood Plain Easement" or "Drainage Easement" is with the full and free consent and in accordance with the desire of the undersigned owner, Grantor. This granting is for drainage, flood control, conveyance and storage of storm water, and the construction, operation, maintenance, reconstruction or replacement of, and access to, such facilities and for subordinate recreational use and access on such facilities. Except by the written approval of Grantee, no fence, wall, building or other obstruction may be placed or maintained on any property granted to Grantee hereby, and there shall be no alteration of the grades or contours in such property. This granting shall not obligate Grantee to maintain natural arroyos, drainage channels or other facilities that do not meet the standards of the Grantee for design and construction, nor shall this granting require the protection of property lying outside of the area granted. Grantee shall only maintain property and/or improvements that it specifically agrees, in writing, to maintain. Absent a written maintenance agreement, such responsibility shall remain with the Grantor, its successors and assigns. Landscaping or maintenance work by the Grantor within the property hereby granted shall not alter the present flowline, capacity or permeability of the present flood way area except in an emergency. If emergency work is performed, Grantor shall notify Grantee as soon as practical thereafter. Grantee will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the property granted hereby may be substantially outside of the area described. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to grant the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

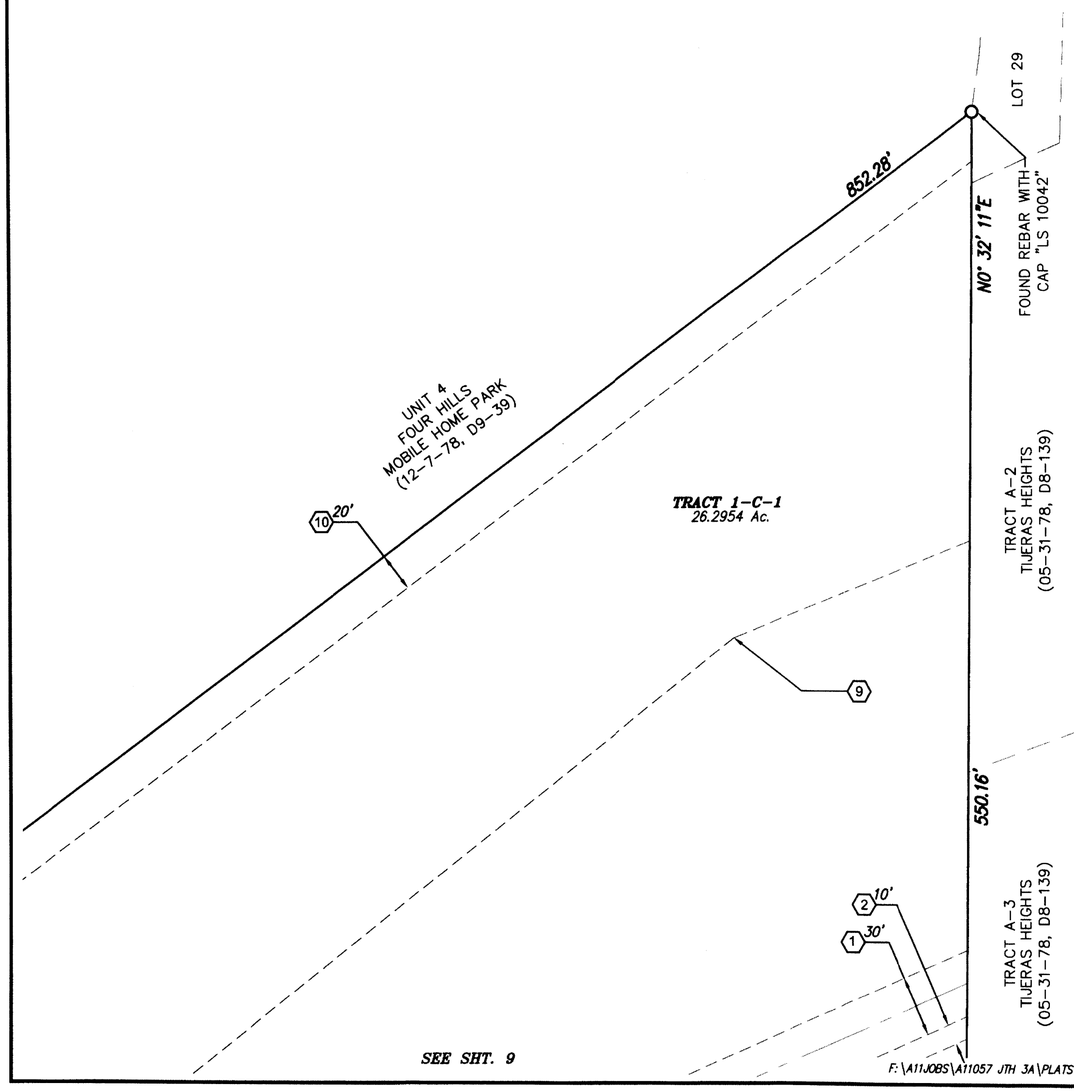
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

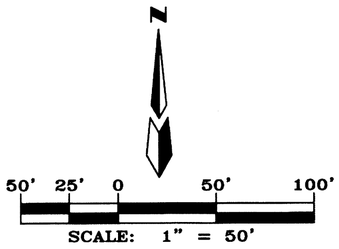
1. THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND ANY OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORP D/B/A CENTURYLINK QC FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CALBE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGCO, QWEST AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, QWEST AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.





NEW EASEMENTS

- (33) NEW 10' PUE GRANTED BY THIS PLAT
- (33A) NEW PUE GRANTED BY THIS PLAT (WIDTH VARIES)
- (34) NEW 10' PNM EASEMENT GRANTED BY THIS PLAT
- (35) NEW 20' PUBLIC PEDESTRIAN ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT BY THIS PLAT.
- (36) NEW 10' CENTURY LINK EASEMENT.
- (37) NEW 10'x20' CENTURY LINK ESMT.
- (38) NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.
- (39) NEW 20' PUBLIC STORM DRAIN EASEMENT GRANTED BY THIS PLAT.
- (40) NEW 51' WIDE PRIVATE ACCESS EASEMENT GRANTED TO C.O.A. BY THIS PLAT.
- (41) NEW 60' PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT.

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

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C.O.A.= CITY OF ALBUQUERQUE

ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

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A11057_Unit_3A_FP.dwg	Drawn: SPS	Checked: ALS	Sheet 10 of 11
Scale: AS SHOWN	Date: 4/10/2013	Job: A11057	

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PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	179.11'	614.00'	16°42'50"	90.20'	S81°06'19"E	178.48'
C2	357.06'	686.00'	29°49'21"	182.67'	S74°33'04"E	353.05'
C3	47.50'	30.02'	90°39'52"	30.37'	S15°54'38"E	42.70'
C4	319.24'	610.00'	29°59'09"	163.37'	S44°25'52"W	315.61'
C5	543.98'	690.00'	45°10'14"	287.01'	S36°50'19"W	530.00'
C6	86.80'	600.00'	8°17'19"	43.47'	S48°08'11"E	86.72'
C7	77.73'	75.00'	59°22'41"	42.76'	S16°19'08"W	74.29'
C8	77.73'	75.00'	59°22'41"	42.76'	S43°03'33"E	74.29'
C9	77.73'	75.00'	59°22'41"	42.76'	S46°56'27"W	74.29'
C10	84.79'	75.00'	64°46'36"	47.58'	N74°51'48"E	80.35'
C11	54.66'	75.00'	41°45'26"	28.61'	N21°35'47"E	53.46'
C12	63.15'	75.00'	48°14'34"	33.58'	S23°24'13"E	61.30'
C13	51.94'	180.00'	16°32'02"	26.15'	S81°00'55"E	51.76'
C14	90.34'	180.00'	28°45'22"	46.14'	S58°22'13"E	89.40'
C15	138.21'	180.00'	43°59'32"	72.71'	N68°00'14"E	134.84'
C16	64.09'	75.00'	48°57'38"	34.15'	S65°31'11"E	62.16'
C17	54.66'	75.00'	41°45'26"	28.61'	N20°09'39"W	53.46'
C18	63.15'	75.00'	48°14'34"	33.58'	N24°50'21"E	61.30'
C19	118.75'	75.00'	90°43'04"	75.95'	N44°38'28"W	106.73'
C20	82.13'	574.50'	8°11'26"	41.13'	S48°33'22"E	82.06'
C21	39.47'	25.00'	90°28'07"	25.21'	S0°46'25"W	35.50'
C22	25.58'	100.50'	14°35'06"	12.86'	S38°42'55"W	25.51'
C23	13.24'	100.50'	7°33'03"	6.63'	S27°38'51"W	13.23'
C24	22.12'	25.00'	50°41'58"	11.84'	S49°13'18"W	21.41'
C25	17.07'	51.00'	19°10'31"	8.61'	S64°59'02"W	16.99'
C26	36.95'	51.00'	41°31'01"	19.33'	S34°38'16"W	36.15'
C27	9.14'	51.00'	10°16'00"	4.58'	S8°44'46"W	9.13'
C28	16.34'	25.00'	37°26'40"	8.47'	S22°20'06"W	16.05'
C29	26.07'	94.50'	15°48'13"	13.12'	S33°09'19"W	25.98'
C30	13.20'	94.50'	8°00'07"	6.61'	S21°15'09"W	13.19'
C31	39.26'	94.50'	23°48'19"	19.92'	S29°09'16"W	38.98'
C32	63.16'	51.00'	70°57'31"	36.35'	S39°05'31"W	59.20'
C33	37.63'	25.00'	86°14'45"	23.41'	N60°22'28"E	34.18'
C34	22.08'	51.00'	24°48'33"	11.22'	S88°54'26"E	21.91'
C35	36.87'	100.50'	21°01'07"	18.64'	S14°04'17"E	36.66'
C35	22.12'	25.00'	50°41'58"	11.84'	S75°57'44"E	21.41'
C36	16.39'	100.50'	9°20'47"	8.22'	S55°17'08"E	16.38'
C37	22.43'	100.50'	12°47'21"	11.26'	S66°21'13"E	22.39'
C38	38.83'	100.50'	22°08'08"	19.66'	S61°40'50"E	38.59'
C39	33.91'	100.50'	19°20'04"	17.12'	N82°24'56"W	33.75'
C40	24.75'	100.50'	14°06'27"	12.44'	S80°51'49"W	24.68'
C41	58.66'	100.50'	33°26'31"	30.19'	N89°28'10"W	57.83'
C42	46.65'	25.00'	106°54'29"	33.73'	N52°44'11"W	40.17'
C43	92.04'	49.50'	106°32'02"	66.33'	S53°59'05"W	79.34'
C44	33.75'	25.00'	77°20'40"	20.01'	S37°57'16"E	31.24'
C45	13.91'	205.50'	3°52'42"	6.96'	S74°41'15"E	13.91'
C46	32.39'	205.50'	9°01'53"	16.23'	N68°13'58"W	32.36'
C47	25.36'	205.50'	7°04'10"	12.69'	N60°10'56"W	25.34'
C48	33.75'	25.00'	77°20'40"	20.01'	S84°40'48"W	31.24'

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C49	46.48'	25.00'	106°32'02"	33.50'	N53°59'05"E	40.07'
C49	57.75'	205.50'	16°06'02"	29.07'	N64°41'53"W	57.56'
C50	15.65'	154.50'	5°48'15"	7.83'	S69°50'47"E	15.64'
C51	49.28'	25.00'	112°57'08"	37.74'	S10°28'06"E	41.68'
C52	82.45'	625.50'	7°33'09"	41.29'	S48°09'52"E	82.39'
C53	39.10'	25.00'	89°36'15"	24.83'	S89°11'24"E	35.23'
C54	118.63'	154.50'	43°59'32"	62.41'	S68°00'14"W	115.73'
C55	38.52'	205.50'	10°44'21"	19.32'	N51°22'39"E	38.46'
C56	49.98'	205.50'	13°56'02"	25.11'	N63°42'50"E	49.85'
C57	49.98'	205.50'	13°56'02"	25.11'	N77°38'52"E	49.85'
C58	19.32'	205.50'	5°23'07"	9.66'	N87°18'26"E	19.31'
C59	30.92'	100.50'	17°37'33"	15.58'	S81°11'14"E	30.79'
C60	46.65'	25.00'	106°54'29"	33.73'	N54°10'18"E	40.17'
C61	42.78'	94.50'	25°56'11"	21.76'	S13°41'09"W	42.41'
C62	7.43'	25.00'	17°01'53"	3.74'	S18°08'19"W	7.40'
C63	14.92'	25.00'	34°12'12"	7.69'	S7°28'44"E	14.70'
C64	7.51'	100.50'	4°16'47"	3.76'	S1°25'20"E	7.51'
C65	78.37'	49.50'	90°43'04"	50.12'	N44°38'28"W	70.44'
C66	35.47'	118.00'	17°13'27"	17.87'	N6°34'47"E	35.34'
C66	102.60'	49.50'	118°45'22"	83.63'	S13°22'13"E	85.19'
C67	27.60'	82.00'	19°17'02"	13.93'	S7°36'35"W	27.47'
C68	948.59'	1040.16'	52°15'06"	510.15'	S8°52'27"E	916.05'
C69	76.55'	298.50'	14°41'37"	38.49'	S24°35'55"W	76.34'
C70	189.61'	650.00'	16°42'50"	95.48'	N81°06'19"W	188.94'
C71	338.33'	650.00'	29°49'21"	173.09'	S74°33'04"E	334.52'
C72	39.27'	25.00'	90°00'00"	25.00'	S76°56'43"W	35.36'
C73	39.27'	25.00'	90°00'00"	25.00'	S13°03'17"E	35.36'
C74	15.71'	10.00'	89°59'54"	10.00'	N76°56'40"E	14.14'
C75	15.71'	10.00'	90°00'00"	10.00'	N13°03'17"W	14.14'
C76	65.35'	600.00'	6°14'24"	32.70'	N54°56'05"W	65.31'
C77	243.41'	601.50'	23°11'11"	123.40'	N20°21'07"E	241.76'
C78	30.77'	25.00'	70°31'44"	17.68'	S44°01'24"W	28.87'
C79	31.45'	50.00'	36°02'19"	16.26'	N59°38'21"E	30.93'
C80	57.79'	50.00'	66°13'35"	32.61'	S41°52'19"W	54.63'
C81	127.96'	50.00'	146°38'05"	166.84'	N31°41'51"W	95.79'
C82	200.90'	1130.00'	10°11'12"	100.72'	N68°11'11"E	200.64'
C83	179.69'	1070.00'	9°37'18"	90.05'	N69°19'49"E	179.48'
C84	26.13'	20.00'	74°50'53"	15.30'	S66°57'42"W	24.31'
C84	163.23'	690.00'	13°33'14"	82.00'	N7°28'36"E	162.85'
C85	39.19'	30.00'	74°50'53"	22.96'	S66°57'42"W	36.46'
C86	54.01'	690.00'	4°29'06"	27.02'	N27°17'43"E	54.00'
C87	98.03'	340.00'	16°31'12"	49.36'	S83°52'28"E	97.69'
C88	89.09'	330.00'	15°28'03"	44.82'	S83°20'53"E	88.82'
C89	97.89'	300.00'	18°41'44"	49.38'	S81°44'03"E	97.46'
C90	138.00'	300.00'	26°21'25"	70.25'	S77°54'12"E	136.79'
C91	40.11'	300.00'	7°39'41"	20.09'	S68°33'20"E	40.08'
C92	43.48'	25.00'	99°39'13"	29.61'	S29°36'34"E	38.20'
C93	54.88'	270.00'	11°38'45"	27.53'	S85°15'32"E	54.79'
C94	73.46'	260.00'	16°11'14"	36.97'	S82°59'18"E	73.21'

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C95	75.57'	250.00'	17°19'08"	38.07'	S82°25'21"E	75.28'
C96	28.48'	235.00'	6°56'40"	14.26'	S77°10'13"E	28.47'
C97	130.05'	690.00'	10°47'57"	65.22'	N19°39'11"E	129.86'
C98	71.82'	690.00'	5°57'50"	35.94'	N17°14'08"E	71.79'
C99	16.53'	10.00'	94°44'16"	10.86'	N43°54'43"W	14.71'
C100	33.07'	20.00'	94°44'16"	21.73'	N43°54'43"W	29.43'
C101	77.01'	1830.00'	2°24'41"	38.51'	N87°30'49"E	77.01'
C102	11.80'	8.00'	84°31'27"	7.27'	S44°02'45"W	10.76'
C103	94.38'	1837.00'	2°56'37"	47.20'	N84°50'10"E	94.37'
C104	94.02'	1830.00'	2°56'37"	47.02'	N84°50'10"E	94.01'
C105	207.96'	1800.00'	6°37'11"	104.10'	N85°36'30"E	207.85'
C106	204.50'	1770.00'	6°37'11"	102.36'	N85°36'30"E	204.38'
C107	203.34'	1760.00'	6°37'11"	101.78'	N85°36'30"E	203.23'
C108	202.19'	1750.00'	6°37'11"	101.21'	N85°36'30"E	202.07'
C109	25.86'	15.00'	98°46'21"	17.49'	N47°14'59"W	22.77'
C110	34.04'	1830.00'	1°03'56"	17.02'	N82°49'53"E	34.04'
C111	21.56'	15.00'	82°21'38"	13.12'	S41°07'06"W	19.75'
C112	7.19'	5.00'	82°21'38"	4.37'	S41°07'06"W	6.58'
C113	64.34'	1130.00'	3°15'45"	32.18'	N80°40'02"E	64.33'
C114	9.24'	5.00'	105°52'37"	6.62'	N48°01'32"W	7.98'
C115	27.72'	15.00'	105°52'37"	19.86'	N48°01'32"W	23.94'
C116	3.50'	1060.00'	0°11'21"	1.75'	N82°12'14"E	3.50'
C117	5.34'	1050.00'	0°17'28"	2.67'	N82°09'10"E	5.34'
C118	7.17'	1040.00'	0°23'41"	3.58'	N82°06'04"E	7.17'
C119	6.81'	203.50'	1°54'59"	3.40'	N0°32'06"W	6.81'
C120	78.44'	1130.00'	3°58'38"	39.24'	N77°02'51"E	78.43'
C121	20.04'	15.00'	76°33'07"	11.84'	S36°46'58"W	18.58'
C122	177.87'	1130.00'	9°01'07"	89.12'	N77°47'21"E	177.68'
C123	123.82'	1070.00'	6°37'49"	61.98'	N77°27'23"E	123.75'
C124	117.84'	1060.00'	6°22'09"	58.98'	N77°28'45"E	117.77'
C125	111.86'	1050.00'	6°06'13"	55.98'	N77°30'10"E	111.80'
C126	104.53'	1050.00'	5°42'14"	52.31'	N71°35'56"E	104.49'
C127	180.85'	1060.00'	9°46'31"	90.64'	N69°24'25"E	180.63'
C128	23.98'	25.00'	54°57'17"	13.00'	N37°02'31"E	23.07'
C129	165.11'	1100.00'	8°36'01"	82.71'	N77°59'54"E	164.96'
C130	201.09'	1100.00'	10°28'27"	100.83'	N68°27'40"E	200.81'
C131	49.98'	205.50'	13°56'02"	25.11'	N63°42'50"E	49.85'
C132	22.13'	15.00'	84°31'27"	13.63'	S44°02'45"W	20.18'
C132	21.18'	1155.00'	1°03'03"	10.59'	N74°43'09"E	21.18'
C133	13.15'	10.00'	75°20'43"	7.72'	S37°11'29"W	12.22'
C134	359.91'	690.00'	29°53'10"	184.15'	N44°28'51"E	355.85'

Line Table

Line #	Direction	Length
L1	S59°38'23"E	96.32'
L2	S30°21'37"W	72.00'
L3	S68°13'20"W	3.96'
L4	S0°53'31"W	13.27'
L5	N1°08'50"E	18.00'
L6	N86°43'49"W	64.80'
L7	S43°59'32"E	46.00'
L8	S76°37'47"W	25.35'
L9	S0°43'04"W	10.00'
L10	S45°43'04"W	14.73'
L11	S0°43'04"W	30.83'
L12	N44°16'56"W	14.73'
L13	S72°44'54"E	39.00'
L14	N17°15'06"E	20.00'
L15	S72°44'54"E	39.00'
L15	S72°44'54"E	39.00'
L16	S17°15'06"W	20.00'
L17	N81°14'28"W	20.00'
L18	S74°27'20"W	25.00'
L18	S74°27'20"W	25.00'
L19	S34°31'34"E	20.00'
L19	S34°31'34"E	20.00'
L20	S81°14'28"E	10.10'
L22	S10°57'50"E	3.00'
L23	N82°17'55"E	73.74'
L26	N89°56'17"E	10.00'
L27	S62°20'31"E	7.56'
L28	S81°14'28"E	8.90'

Line Table

Line #	Direction	Length
L29	S6°38'09"E	3.66'
L30	S88°12'59"E	7.00'
L31	S86°33'02"E	10.00'
L32	S60°27'44"E	10.00'
L33	N9°21'27"E	15.00'
L33	N9°21'27"E	15.00'
L34	S82°17'55"W	41.93'
L34	S82°17'55"W	41.93'
L35	S82°17'55"W	43.86'
L36	N82°17'55"E	45.78'
L37	N60°29'50"E	26.93'
L38	N60°29'50"E	26.93'
L39	N60°29'50"E	26.93'
L40	N82°17'55"E	50.34'
L41	N82°17'55"E	48.41'
L42	N82°17'55"E	46.49'
L43	S76°39'17"E	26.56'
L44	N76°39'17"W	26.68'
L45	S76°39'17"E	26.80'
L46	N6°12'33"E	59.37'
L47	S83°47'27"E	10.00'
L48	S6°12'33"W	65.42'
L49	N90°00'00"E	39.00'
L50	S0°43'04"W	20.00'
L51	N89°16'56"W	39.00'
L52	N0°43'04"E	19.51'
L53	S64°12'54"E	4.34'

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

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A11057_Unit_3A_FP.dwg	Drawn: SPS	Checked: ALS	Sheet 11 of 11
Scale: AS SHOWN	Date: 8/6/2009	Job: A11057	

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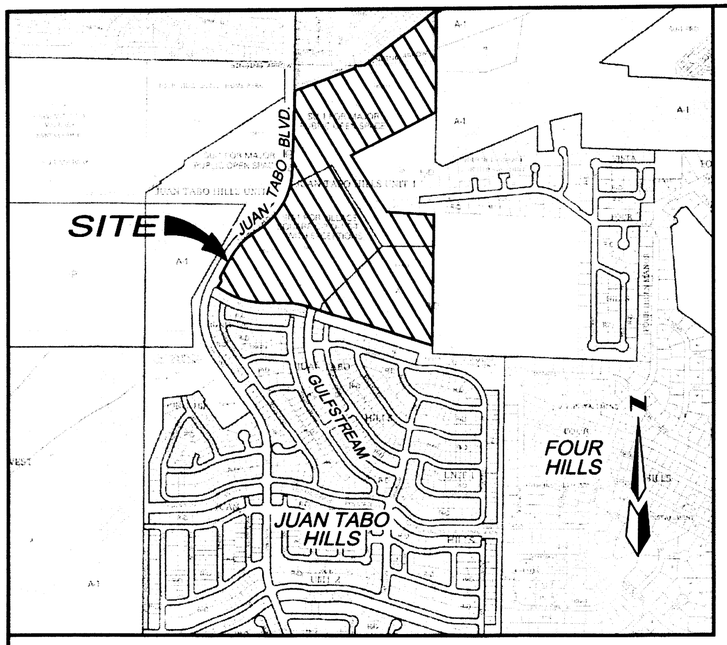

VICINITY MAP NO SCALE **ZONE ATLAS: M-21, M-22**

SUBDIVISION DATA

GROSS ACREAGE	71.5483 Acres
ZONE ATLAS NO.	M-21-Z & M-22-Z
NO. OF EXISTING TRACTS	3
NO. OF LOTS/TRACTS CREATED	71LOTS/8 TRACTS
NO. OF TRACTS ELIMINATED	3
MILES OF FULL WIDTH STREETS CREATED	0.55
AREA DEDICATED TO CITY OF ALBUQUERQUE	3.0309 Acres
DATE OF SURVEY	December, 2003

FREE CONSENT AND DEDICATION: (for Tracts 3-A and 4-A only)

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indeteasible title in fee simple to the land subdivided.

JTH LLC, Owner Tracts 3-A, and 4-A, Juan Tabo Hills
Scott Grady, Managing Member

Scott Grady, Managing Member — Date 5-8-13

OFFICIAL SEAL
Kay Brasher
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8-19-15

OWNER'S ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO ss

This instrument was acknowledged before me on May 8, 13
By Scott Grady, Managing Member JTH LLC a New Mexico Limited Liability Company on behalf of said Company

Kay Brasher 8-19-2015
NOTARY PUBLIC MY COMMISSION EXPIRES

COA, Owner Tract 1-C
Robert J. Perry, Chief Administrative Officer

(see sht. 7 for FREE CONSENT AND DEDICATION of Tract 1-C)

Robert J. Perry, Chief Administrative Officer — Date 11/22/13

OWNER'S ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO ss

OFFICIAL SEAL
Giselle M. Alvarez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4-4-2013

This instrument was acknowledged before me on 11/22/13
By Robert J Perry, Chief Administrative Officer, City Of Albuquerque, Owner of Tract 1-C

Giselle M. Alvarez 4-4-2013
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION:

A tract of land situate, within Sections 27, 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 1-C, 3-A, and 4-A, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and more particularly described as follows:

Beginning at the northeast corner of the herein described Tract, whence ACS monument "5-M22" bears S 59°26'14" E, 2212.54 feet;
Thence, S 00°32'11" W, 550.16 feet;
Thence, S 00°40'21" W, 391.85 feet;
Thence, S 63°01'58" W, 862.84 feet;
Thence, S 31°41'51" E, 616.13 feet;
Thence, S 87°23'00" E, 434.78 feet;
Thence, S 00°43'04" W, 1206.73 feet to the southeast corner;
Thence, N 72°44'54" W, 1227.58 feet to a point of curvature;
Thence, 179.11 feet along a curve to the left, having a radius of 614.00 feet, a delta of 16°42'50" and a chord of N 81°06'19" W, 178.48 feet to a point of tangency;
Thence, N 89°27'44" W, 188.92 feet to a point of curvature;
Thence, 357.06 feet along a curve to the right having a radius of 686.00 feet, a delta of 29°49'21" and a chord of N 74°33'04" W, 353.05 feet to a point of tangency;
Thence, N 59°38'23" W, 96.32 feet to the southwest corner;
Thence, N 30°21'37" E, 72.00 feet;
Thence, 47.50 feet along a curve to the right, having a radius of 30.00 feet, a delta of 90°44'41" and a chord of N 15°54'38" W, 42.70 feet to a point of tangency;
Thence, N 29°26'17" E, 207.35 feet to a point of curvature;
Thence, 319.24 feet along a curve to the right, having a radius of 610.00 feet, a delta of 29°59'09" and a chord of N 44°25'52" E, 315.61 feet to a point of reverse curvature;
Thence, 707.20 feet along a curve to the left, having a radius of 690.00 feet, a delta of 58°43'27" and a chord of N 30°03'42" E, 676.65 feet to a point of tangency;
Thence, N 00°41'59" W, 691.65 feet;
Thence, N 68°13'20" E. 3.96 feet;
Thence, N 00°53'31" E, 13.27 feet to the northwest;
Thence, N 68°28'17" E, 594.70 feet;
Thence, N 01°08'50" E, 18.00 feet;
Thence, S 86°43'49" E, 64.80 feet;
Thence, N 52°53'46" E, 852.28 feet to the point of beginning, and containing 71.5483 acres more or less.

PURPOSE OF PLAT:

1. Subdivide Tracts 3-A into seventy one (71) Residential lots and six (6) tracts, dedicate Right-Of-Way and grant easements as shown hereon in this plat.
2. Replat Tract 4-A and 1-C to grant easements and Right of Way as shown hereon in this plat.
3. Vacate easements as shown hereon in this plat.

TABLE OF CONTENTS:

SHEET 1 COVER SHEET
SHEET 2 EXISTING CONDITIONS AND EASEMENTS
SHEET 3 KEY MAP
SHEET 4 THROUGH 10 FINAL PLAT GEOMETRY
SHEET 11 CURVE, LINE TABLES AND PUE NOTES

NOTES:

4. A Blanket drainage easement granted to City of Albuquerque with the bulk plat for Juan Tabo Hills (1-19-05, BK-2005C, PG-22) is further defined with this plat. Tracts 3-A and 4-A have been removed from the Blanket drainage easement.
5. SOLAR NOTE: No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being install on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
6. If solid waste is encountered during excavation activities performed at the site, the Contractor shall cease operations and notify the Owner, Engineer, city of Albuquerque Environmental Health Department, and the New Mexico Environment Department-Solid Waste Bureau (bureau). Any removal of landfill materials will require a health & safety/operation plan that must be approved by the Bureau. All solid waste material must be disposed at an NMED approved landfill.
7. Total remaining open space requirements are met via the provision of detached open space per provisions of section 14-16-3-8(A) (3). *note: this option is only applicable to land covered by a sector development plan.
8. All city water and sanitary sewer service lines entering homes and commercial businesses within the landfill buffer zone will be constructed using anti-seep collars located at the slab-on-grade penetration point for each service line. Refer to sheet 4 of attachment "A" of the landfill gas assessment prepared by CDM dated February 8, 2006 for the LFG mitigation details for the service lines.
9. Development on all lots, tracts and areas within the COA Right-of-way within the landfill buffer zones are subject to compliances with "Interim Guidelines for Development within City Designated Landfill Buffer Zones" and that building permit plans and reissues must be reviewed and approved by the Albuquerque Environmental Health Department.
10. Bearings are New Mexico State Plane grid bearings (central zone, NAD 83), Distances are ground distances.
11. Unless otherwise noted, field measurements match record measurements.

LANDFILL DISCLOSURE STATEMENT:

"The subject property is located (near, on) a (former, existing) landfill. Due to the subject property being (near, on) a (former, existing) landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site."

PLAT FOR
JUAN TABO HILLS, UNIT 3A
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

Fernando Vigil — PNM Electric Services	8-21-13 Date
New Mexico Gas Company	8 22 2013 Date
Rita Jaramillo — Qwest Corp d/b/a CenturyLink QC	8-27-13 Date
Comcast	8/22/13 Date

City Approvals:

Paul P. Acosta — City Surveyor	11-25-13 7-2-13 Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
Albuquerque Bernalillo Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION:

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, N.M. No. 7719 — Date 06/19/13

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

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PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

EXISTING CONDITIONS AND VACATIONS

EASEMENTS

1. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189) PORTION VACATED (13DRB-70511)
2. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189) PORTION VACATED (13DRB-70511)
3. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806) VACATED (13DRB-70511)
4. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806) VACATED (13DRB-70511)
5. 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
6. 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
7. 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
8. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
9. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) PORTION VACATED (13DRB-70511)
10. 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
11. C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
12. 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) PORTION VACATED (13DRB-70511)
15. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406) 15V PORTION VACATED (13DRB-70511)
16. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
17. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
19. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
20. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
21. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
22. AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, Bk. 2005C, Pg. 22) PORTION VACATED (13DRB-70511)
23. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) VACATED (13DRB-70511)
24. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) VACATED (13DRB-70511)
25. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) PORTION VACATED (13DRB-70511)
26. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (08/14/2006 DOC# 2008092246) VACATED (13DRB-70511)
27. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (08/14/2006 DOC# 2008092247) VACATED (13DRB-70511)
28. EXISTING PUBLIC ACCESS EASEMENT (02/23/2009 DOC#2009018367) 2' WIDE PORTION VACATED (13DRB-70511)
29. EXISTING 25' PUBLIC SANITARY SEWER EASEMENT (03/03/09 DOC# 2009022401)
30. EXISTING EMERGENCY ACCESS EASEMENT DOC# 2009103732
31. EXISTING PUBLIC WATERLINE EASEMENT DOC# 2009074579
32. EXISTING 20' PUBLIC SANITARY SEWER EASEMENT DOC# 2009103731

NEW EASEMENTS 33 through 41 TO BE CONTINUED ON SHEET 10 OF 11

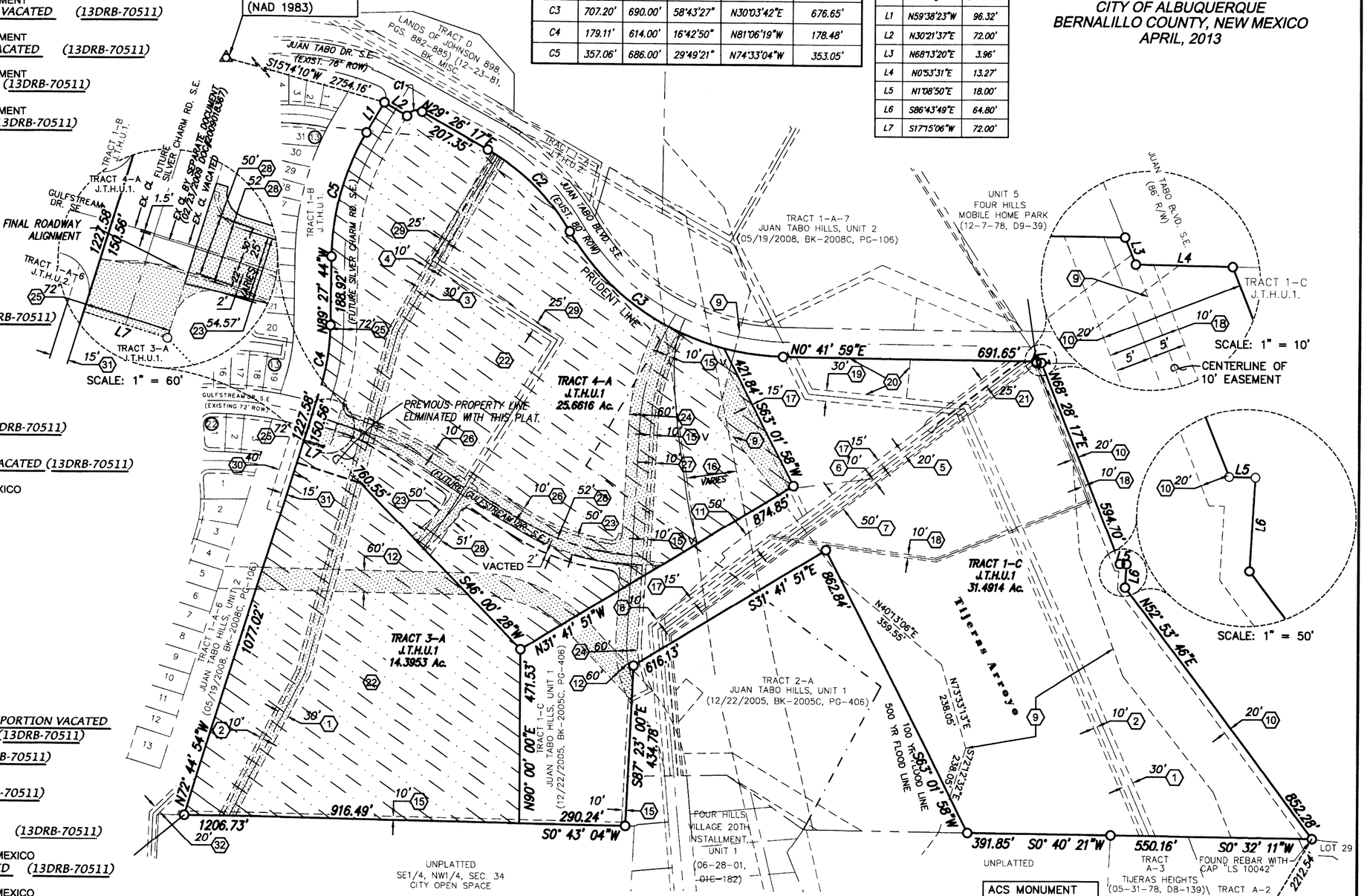
ACS MONUMENT
"7-M21"
Y=1,471,683.328
X=1,559,637.958
G-G=0.999648202
Δα=-0°09'17.90"
CENTRAL ZONE
(NAD 1983)

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	47.51'	30.00'	90°44'41"	N15°54'38"W	42.70'
C2	319.24'	610.00'	29°59'09"	N44°25'52"E	315.61'
C3	707.20'	690.00'	58°43'27"	N30°03'42"E	676.65'
C4	179.11'	614.00'	16°42'50"	N81°06'19"W	178.48'
C5	357.06'	686.00'	29°49'21"	N74°33'04"W	353.05'

LINE TABLE

Line	Bearing	Distance
L1	N59°38'23"W	96.32'
L2	N30°21'37"E	72.00'
L3	N68°13'20"E	3.96'
L4	N0°53'31"E	13.27'
L5	N1°08'50"E	18.00'
L6	S86°43'49"E	64.80'
L7	S17°15'06"W	72.00'



ACS MONUMENT
"5-M22"
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X=1,564,263.207
G-G=0.999642749
Δα=-00°08'46.18"
CENTRAL ZONE
(NAD 1983)

N

200' 100' 0 200' 400'
SCALE: 1" = 200'

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)

J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2008, BK-2008C, PG-106)

LEGEND

- FOUND AND SET 5/8" REBAR WITH CAP "RPS 7719"
- LIMITS OF VACATION
- 22 LIMITS OF VACATION EXISTING BLANKET DRAINAGE EASEMENT (SEE NOTE 4)

ALDRICH LAND SURVEYING
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505-884-1990

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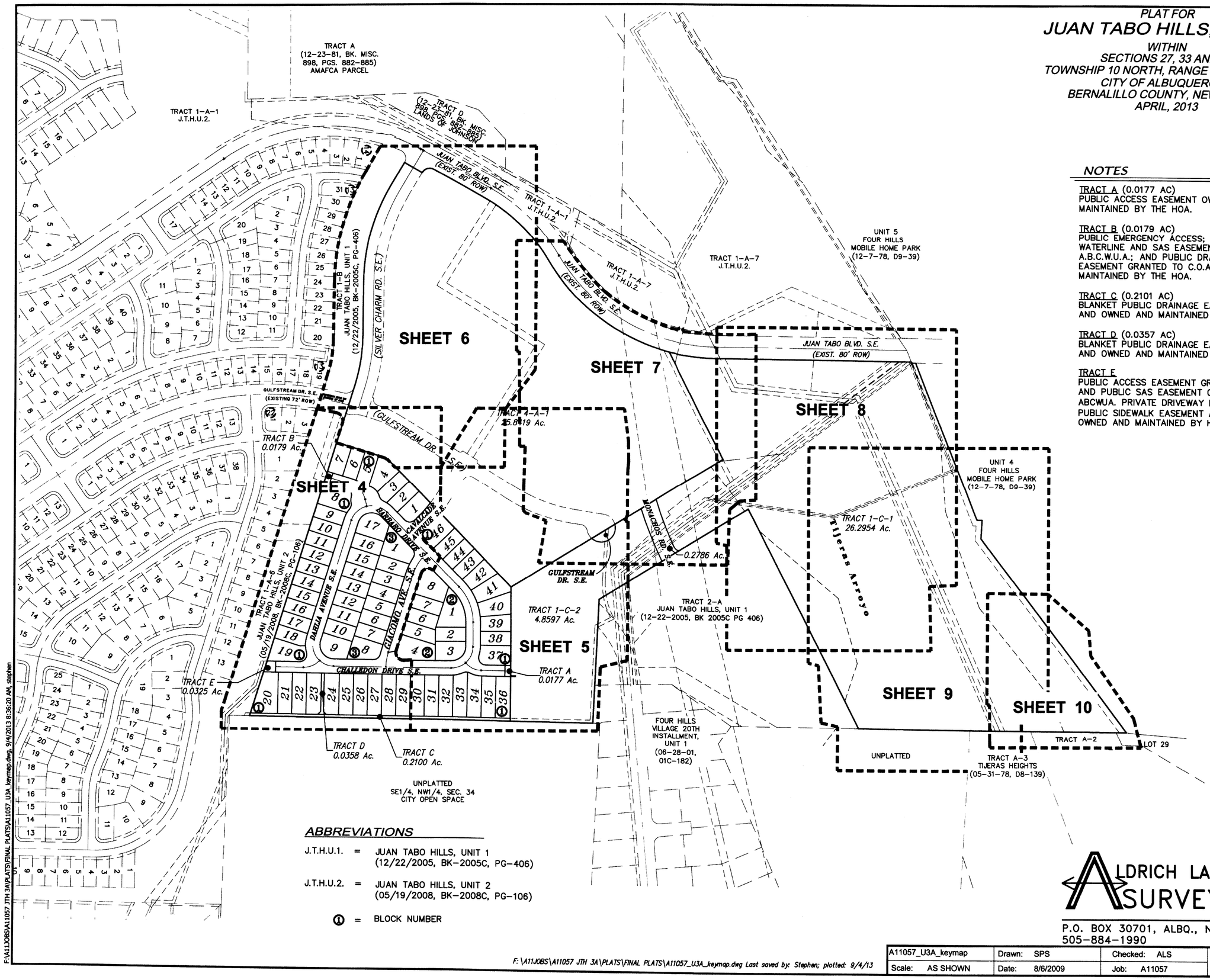
PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013



NOTES

TRACT A (0.0177 AC)
PUBLIC ACCESS EASEMENT OWNED AND MAINTAINED BY THE HOA.

TRACT B (0.0179 AC)
PUBLIC EMERGENCY ACCESS; PUBLIC WATERLINE AND SAS EASEMENT GRANTED TO A.B.C.W.U.A.; AND PUBLIC DRAINAGE EASEMENT GRANTED TO C.O.A.; OWNED AND MAINTAINED BY THE HOA.

TRACT C (0.2101 AC)
BLANKET PUBLIC DRAINAGE EASEMENT TO COA AND OWNED AND MAINTAINED BY THE HOA.

TRACT D (0.0357 AC)
BLANKET PUBLIC DRAINAGE EASEMENT TO COA AND OWNED AND MAINTAINED BY THE HOA.

TRACT E
PUBLIC ACCESS EASEMENT GRANTED TO COA AND PUBLIC SAS EASEMENT GRANTED TO ABCWUA. PRIVATE DRIVEWAY EASEMENT, 4' PUBLIC SIDEWALK EASEMENT AND 10' PUE. OWNED AND MAINTAINED BY HOA.

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)

J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2008, BK-2008C, PG-106)

① = BLOCK NUMBER

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Scale: AS SHOWN	Date: 8/6/2009	Job: A11057	

PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27,33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
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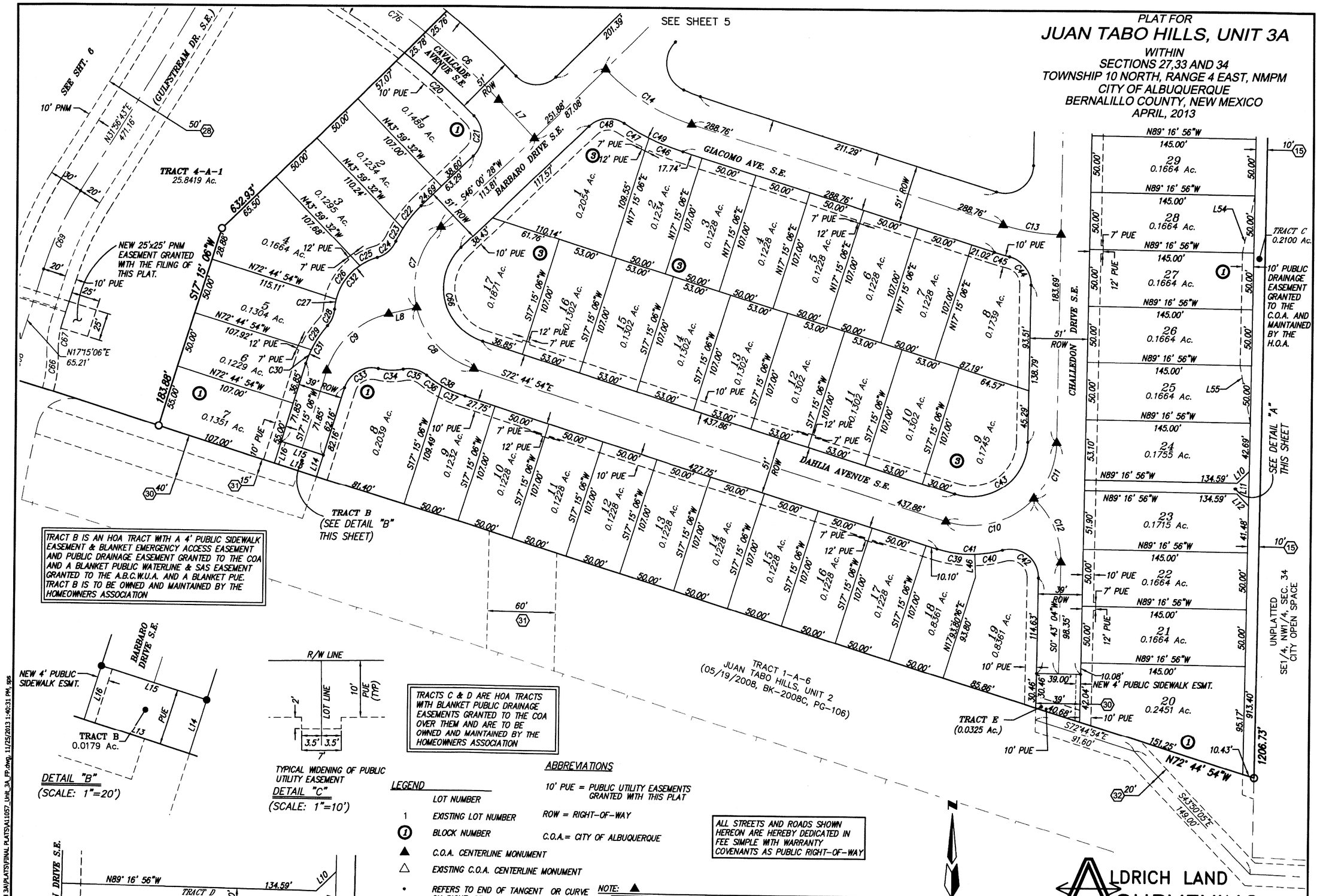
APRIL, 2013



TRACT B IS AN HOA TRACT WITH A 4' PUBLIC SIDEWALK EASEMENT & BLANKET EMERGENCY ACCESS EASEMENT AND PUBLIC DRAINAGE EASEMENT GRANTED TO THE COA AND A BLANKET PUBLIC WATERLINE & SAS EASEMENT GRANTED TO THE A.B.C.W.U.A. AND A BLANKET PUE. TRACT B IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

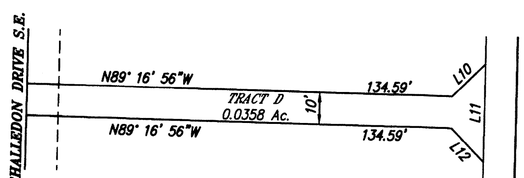
TRACTS C & D ARE HOA TRACTS WITH BLANKET PUBLIC DRAINAGE EASEMENTS GRANTED TO THE COA OVER THEM AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

DETAIL "B"
(SCALE: 1"=20')

TYPICAL WIDENING OF PUBLIC UTILITY EASEMENT

DETAIL "C"
(SCALE: 1"=10')



DETAIL "A" (SCALE: 1"=30')

LEGEND

	LOT NUMBER
1	EXISTING LOT NUMBER
①	BLOCK NUMBER
▲	C.O.A. CENTERLINE MONUMENT
△	EXISTING C.O.A. CENTERLINE MONUMENT
•	REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
○	SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY
C.O.A.= CITY OF ALBUQUERQUE

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

50' 25' 0 50' 100'
SCALE: 1" = 50'

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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Scale: AS SHOWN	Date: 8/6/2009	Job: A11057	

PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
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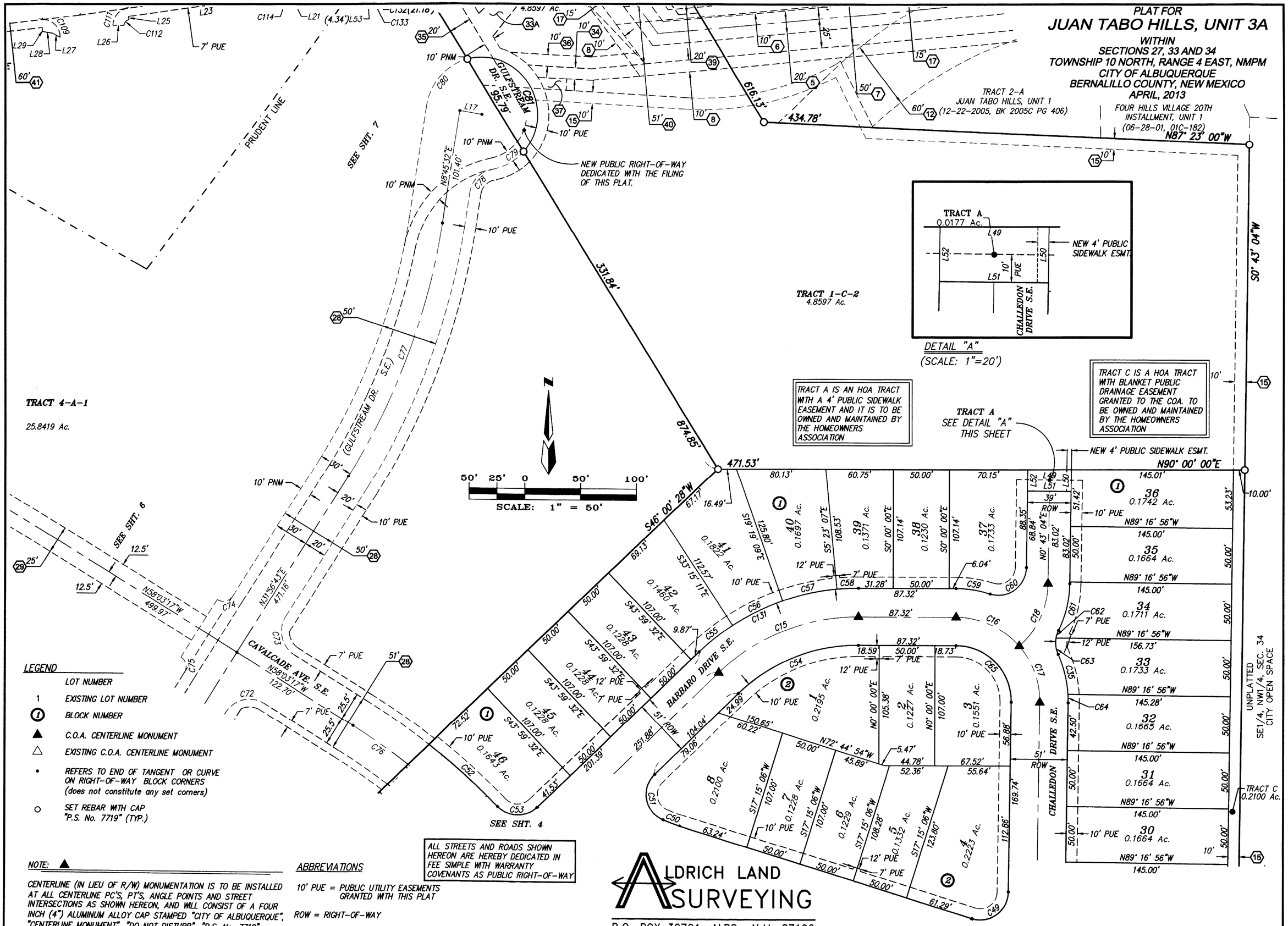
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013



LEGEND

- LOT NUMBER
- 1 EXISTING LOT NUMBER
- (1) BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- • REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- ○ SET REBAR WITH CAP "P.S. No. 7719" (TYP.)

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

ALDRICH LAND SURVEYING
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505-884-1990

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PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
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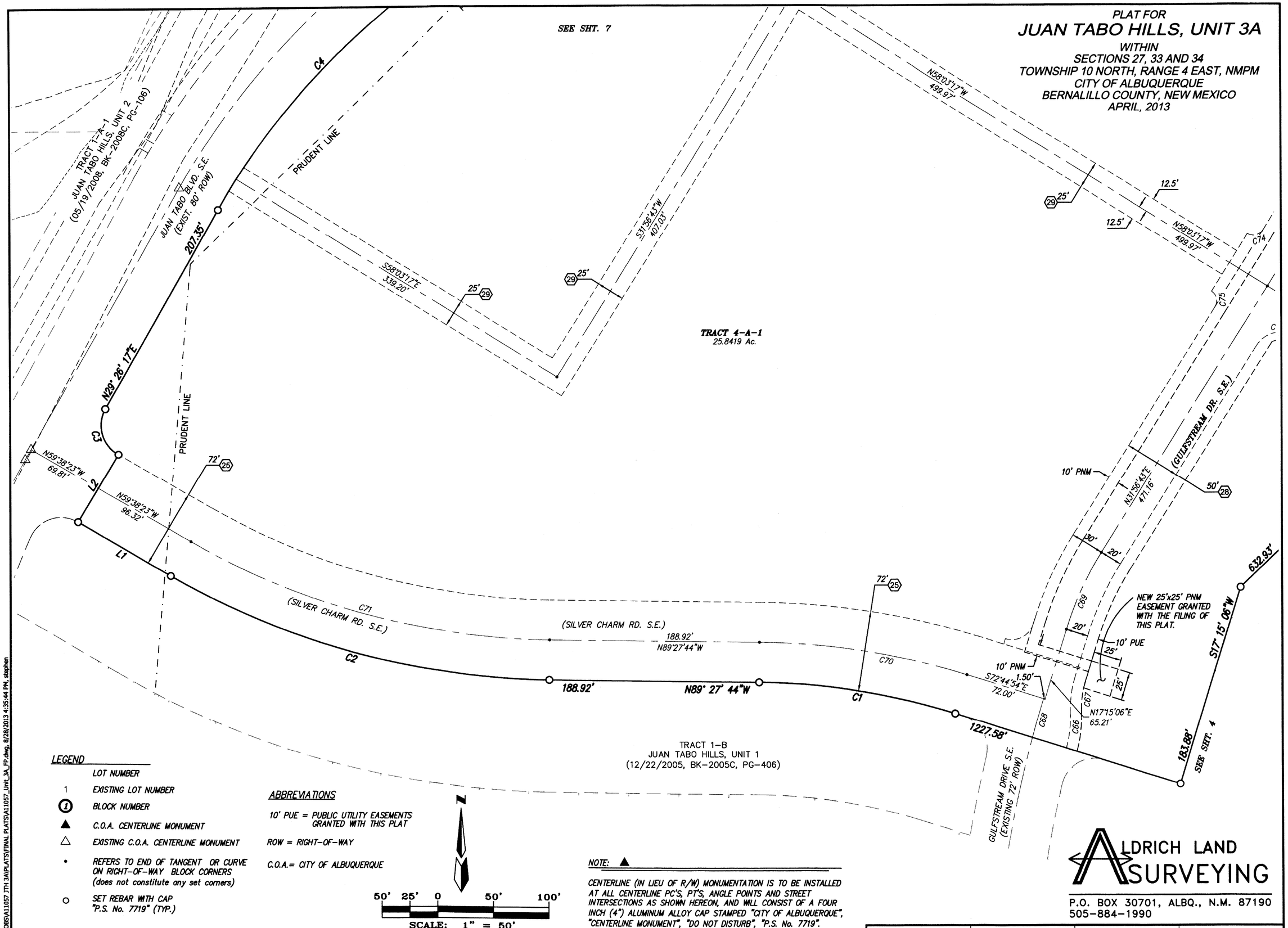
APRIL, 2013



LEGEND

- LOT NUMBER
- 1 EXISTING LOT NUMBER
- (1) BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- • REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- ○ SET REBAR WITH CAP "P.S. No. 7719" (TYP.)

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

50' 25' 0 50' 100'

SCALE: 1" = 50'

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

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P.O. BOX 30701, ALBQ., N.M. 87190
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PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
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APRIL, 2013

ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE FREE CONSENT AND DEDICATION (FOR TRACT 1-C-1 AND 1-C-2):

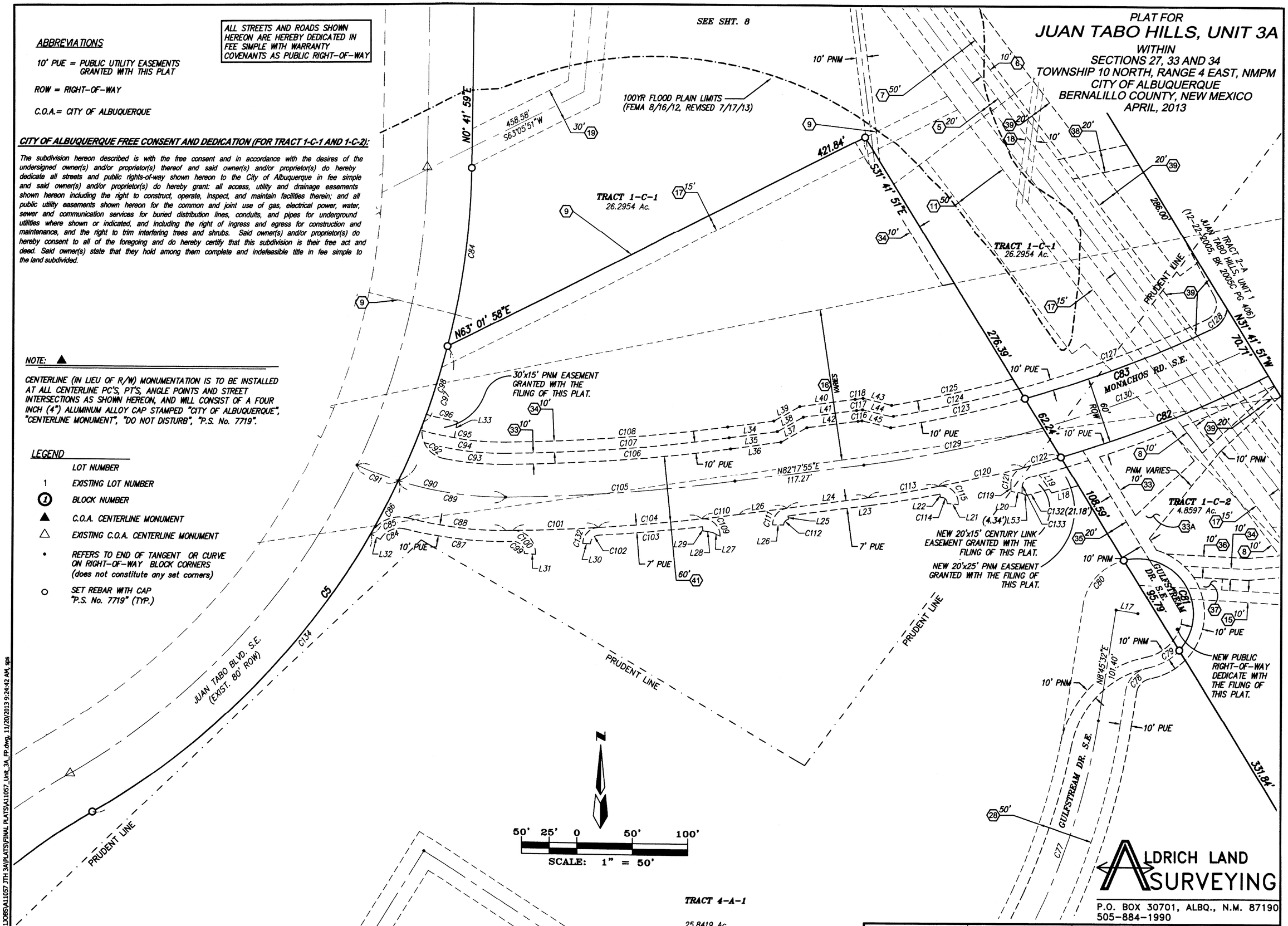
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) state that they hold among them complete and indefeasible title in fee simple to the land subdivided.

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

LEGEND

- LOT NUMBER
- 1 EXISTING LOT NUMBER
- (1) BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- • REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- ○ SET REBAR WITH CAP "P.S. No. 7719" (TYP.)



ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

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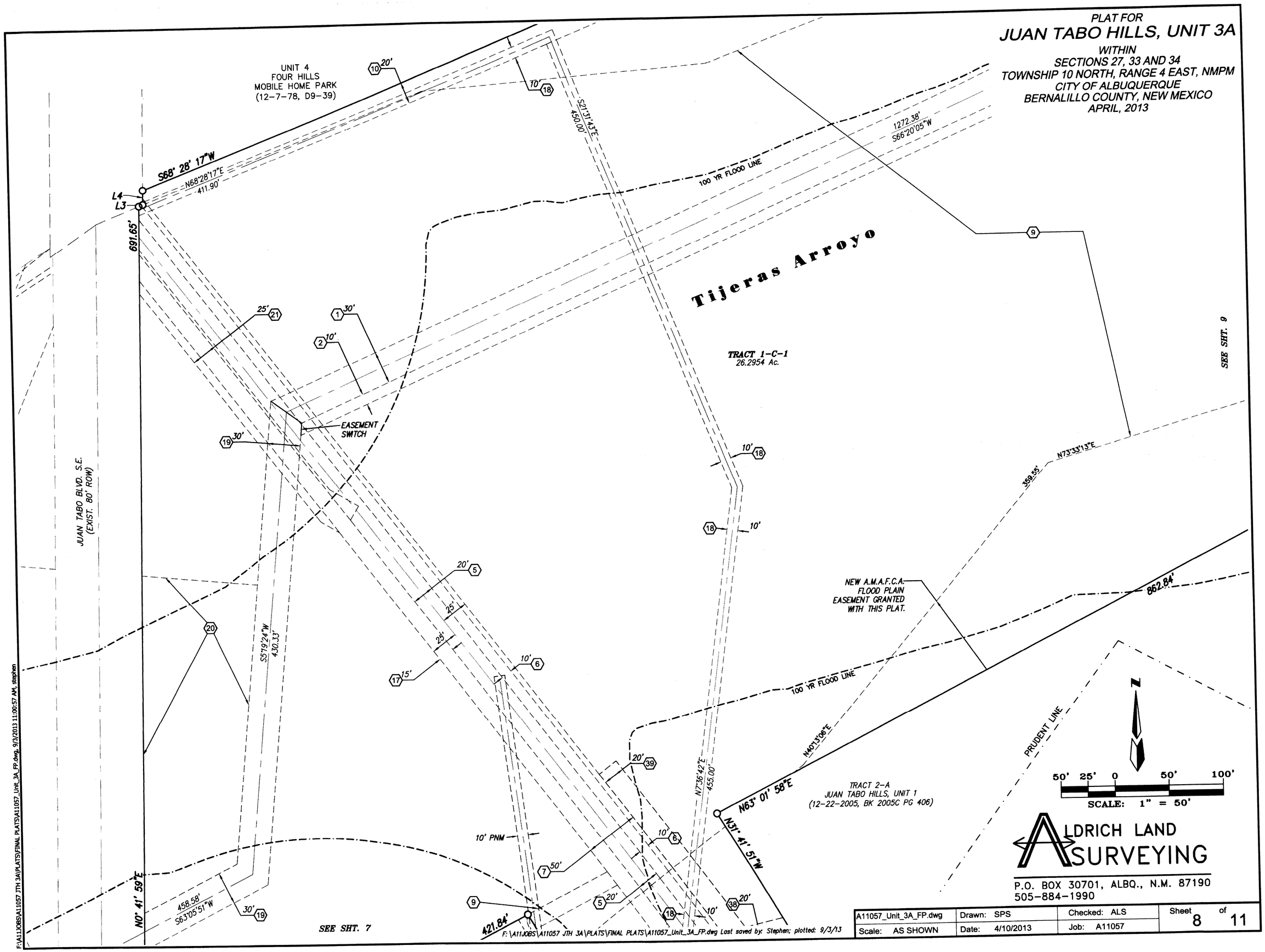
PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013



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PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
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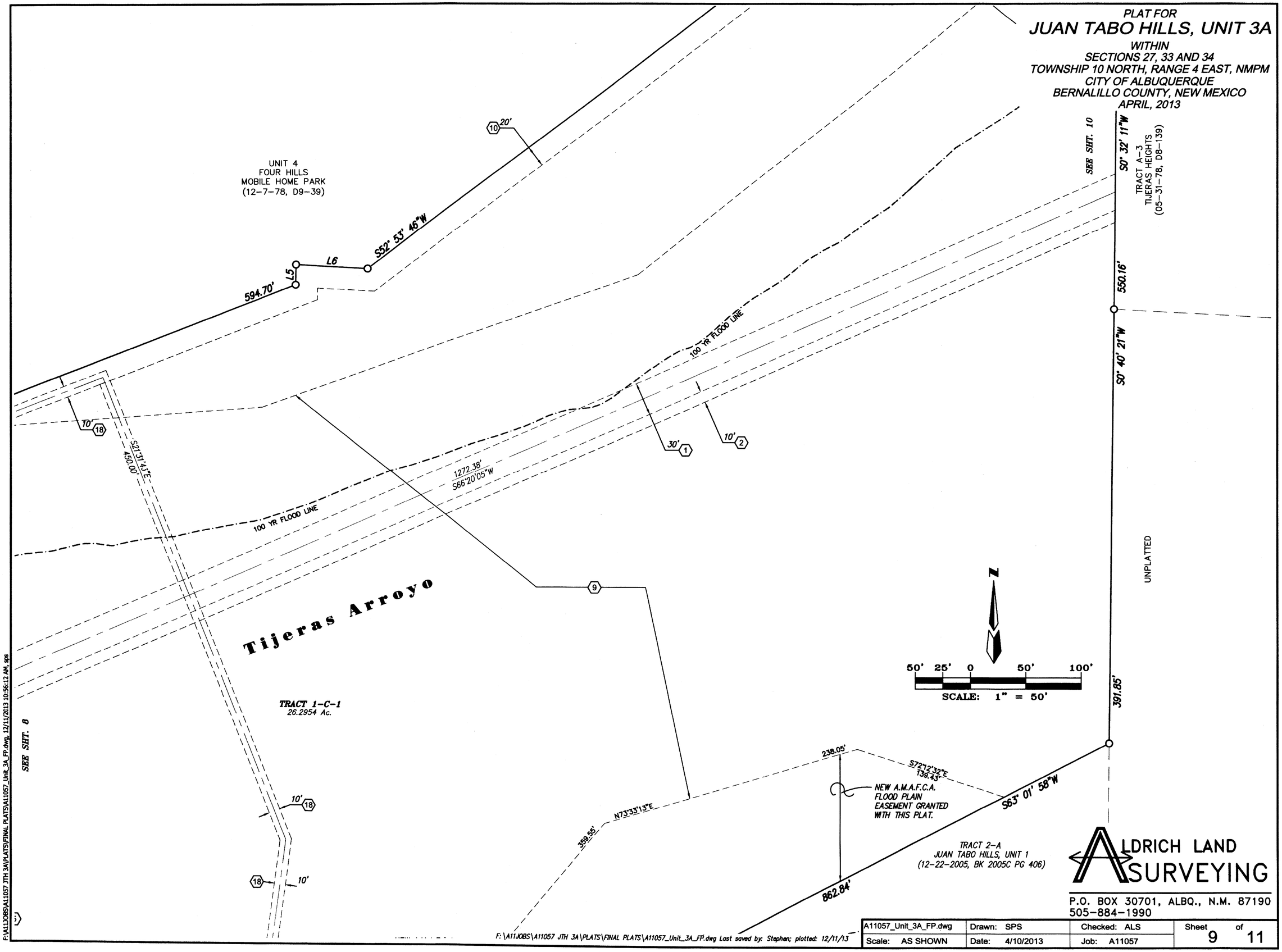

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Scale: AS SHOWN	Date: 4/10/2013	Job: A11057	

PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

Grant to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors and assigns, of lands, rights of way, and easements designated herein as "Flood Plain Easement" or "Drainage Easement" is with the full and free consent and in accordance with the desire of the undersigned owner, Grantor. This granting is for drainage, flood control, conveyance and storage of storm water, and the construction, operation, maintenance, reconstruction or replacement of, and access to, such facilities and for subordinate recreational use and access on such facilities. Except by the written approval of Grantee, no fence, wall, building or other obstruction may be placed or maintained on any property granted to Grantee hereby, and there shall be no alteration of the grades or contours in such property. This granting shall not obligate Grantee to maintain natural arroyos, drainage channels or other facilities that do not meet the standards of the Grantee for design and construction, nor shall this granting require the protection of property lying outside of the area granted. Grantee shall only maintain property and/or improvements that it specifically agrees, in writing, to maintain. Absent a written maintenance agreement, such responsibility shall remain with the Grantor, its successors and assigns. Landscaping or maintenance work by the Grantor within the property hereby granted shall not alter the present flowline, capacity or permeability of the present flood way area except in an emergency. If emergency work is performed, Grantor shall notify Grantee as soon as practical thereafter. Grantee will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the property granted hereby may be substantially outside of the area described. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to grant the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

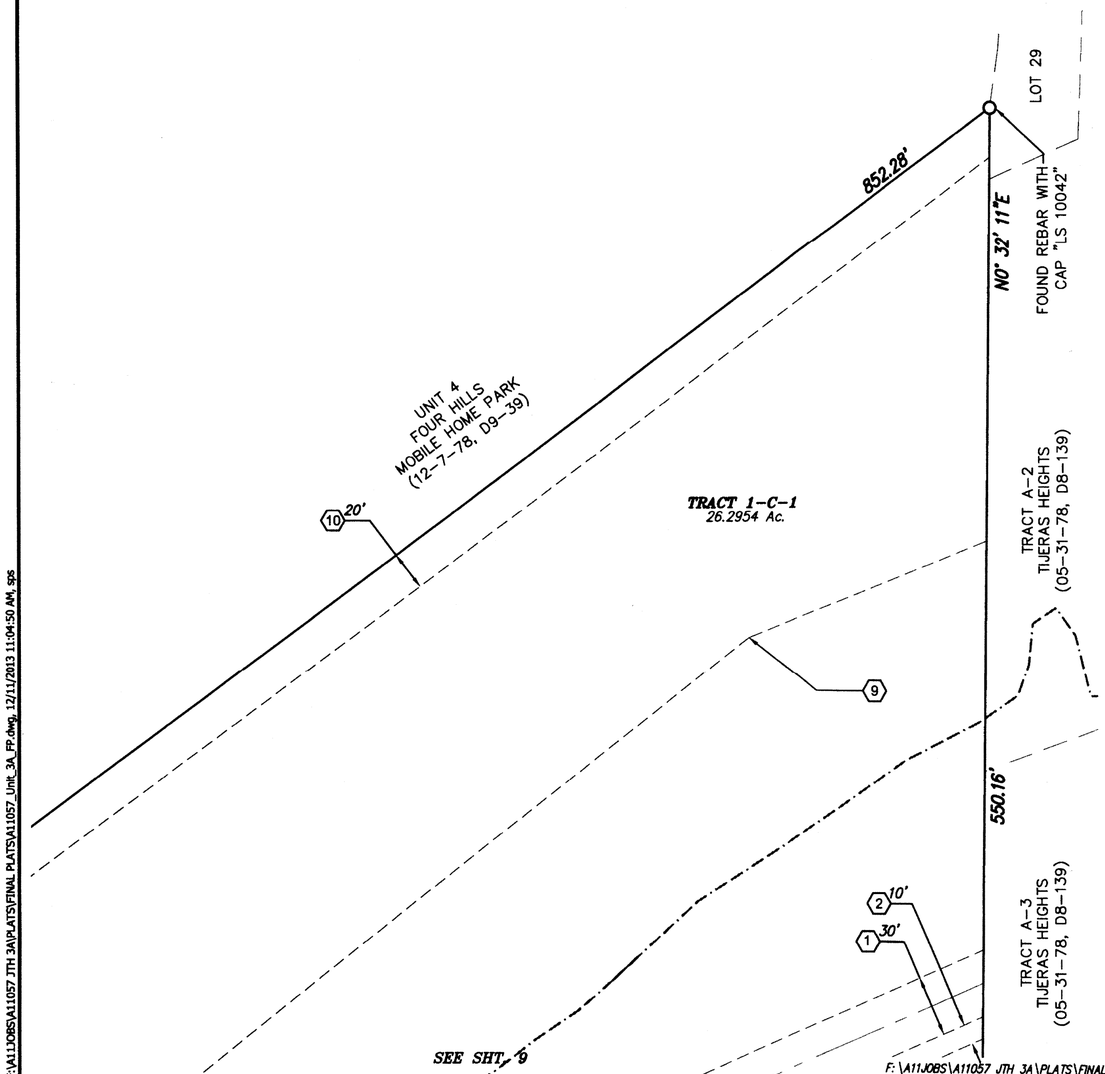
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

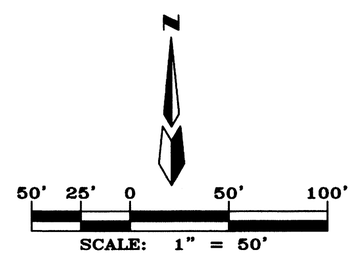
1. THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND ANY OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORP D/B/A CENTURYLINK QC FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CALBE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGCO, QWEST AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, QWEST AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.





NEW EASEMENTS

- 33 NEW 10' PUE GRANTED BY THIS PLAT
- 33A NEW PUE GRANTED BY THIS PLAT (WIDTH VARIES)
- 34 NEW 10' PNM EASEMENT GRANTED BY THIS PLAT
- 35 NEW 20' PUBLIC DRAINAGE EASEMENT BY THIS PLAT.
- 36 NEW 10' CENTURY LINK EASEMENT.
- 37 NEW 10'x20' CENTURY LINK ESMT.
- 38 NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.
- 39 NEW 20' PUBLIC STORM DRAIN EASEMENT GRANTED BY THIS PLAT.
- 40 NEW 51' WIDE PRIVATE ACCESS EASEMENT GRANTED TO C.O.A. BY THIS PLAT.
- 41 NEW 60' PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT.

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A.= CITY OF ALBUQUERQUE

ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

A11057_Unit_3A_FP.dwg	Drawn: SPS	Checked: ALS	Sheet 10 of 11
Scale: AS SHOWN	Date: 4/10/2013	Job: A11057	

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PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	179.11'	614.00'	16°42'50"	90.20'	S81°06'19"E	178.48'
C2	357.06'	686.00'	29°49'21"	182.67'	S74°33'04"E	353.05'
C3	47.50'	30.02'	90°39'52"	30.37'	S15°54'38"E	42.70'
C4	319.24'	610.00'	29°59'09"	163.37'	S44°25'52"W	315.61'
C5	543.98'	690.00'	45°10'14"	287.01'	S36°50'19"W	530.00'
C6	86.80'	600.00'	8°17'19"	43.47'	S48°08'11"E	86.72'
C7	77.73'	75.00'	59°22'41"	42.76'	S16°19'08"W	74.29'
C8	77.73'	75.00'	59°22'41"	42.76'	S43°03'33"E	74.29'
C9	77.73'	75.00'	59°22'41"	42.76'	S46°56'27"W	74.29'
C10	84.79'	75.00'	64°46'36"	47.58'	N74°51'48"E	80.35'
C11	54.66'	75.00'	41°45'26"	28.61'	N21°35'47"E	53.46'
C12	63.15'	75.00'	48°14'34"	33.58'	S23°24'13"E	61.30'
C13	51.94'	180.00'	16°32'02"	26.15'	S81°00'55"E	51.76'
C14	90.34'	180.00'	28°45'22"	46.14'	S58°22'13"E	89.40'
C15	138.21'	180.00'	43°59'32"	72.71'	N68°00'14"E	134.84'
C16	64.09'	75.00'	48°57'38"	34.15'	S65°31'11"E	62.16'
C17	54.66'	75.00'	41°45'26"	28.61'	N20°09'39"W	53.46'
C18	63.15'	75.00'	48°14'34"	33.58'	N24°50'21"E	61.30'
C19	118.75'	75.00'	90°43'04"	75.95'	N44°38'28"W	106.73'
C20	82.13'	574.50'	8°11'26"	41.13'	S48°33'22"E	82.06'
C21	39.47'	25.00'	90°28'07"	25.21'	S0°46'25"W	35.50'
C22	25.58'	100.50'	14°35'06"	12.86'	S38°42'55"W	25.51'
C23	13.24'	100.50'	7°33'03"	6.63'	S27°38'51"W	13.23'
C24	22.12'	25.00'	50°41'58"	11.84'	S49°13'18"W	21.41'
C25	17.07'	51.00'	19°10'31"	8.61'	S64°59'02"W	16.99'
C26	36.95'	51.00'	41°31'01"	19.33'	S34°38'16"W	36.15'
C27	9.14'	51.00'	10°16'00"	4.58'	S8°44'46"W	9.13'
C28	16.34'	25.00'	37°26'40"	8.47'	S22°20'06"W	16.05'
C29	26.07'	94.50'	15°48'13"	13.12'	S33°09'19"W	25.98'
C30	13.20'	94.50'	8°00'07"	6.61'	S21°15'09"W	13.19'
C31	39.26'	94.50'	23°48'19"	19.92'	S29°09'16"W	38.98'
C32	63.16'	51.00'	70°57'31"	36.35'	S39°05'31"W	59.20'
C33	37.63'	25.00'	86°14'45"	23.41'	N60°22'28"E	34.18'
C34	22.08'	51.00'	24°48'33"	11.22'	S88°54'26"E	21.91'
C35	36.87'	100.50'	21°01'07"	18.64'	S14°04'17"E	36.66'
C35	22.12'	25.00'	50°41'58"	11.84'	S75°57'44"E	21.41'
C36	16.39'	100.50'	9°20'47"	8.22'	S55°17'08"E	16.38'
C37	22.43'	100.50'	12°47'21"	11.26'	S66°21'13"E	22.39'
C38	38.83'	100.50'	22°08'08"	19.66'	S61°40'50"E	38.59'
C39	33.91'	100.50'	19°20'04"	17.12'	N82°24'56"W	33.75'
C40	24.75'	100.50'	14°06'27"	12.44'	S80°51'49"W	24.68'
C41	58.66'	100.50'	33°26'31"	30.19'	N89°28'10"W	57.83'
C42	46.65'	25.00'	106°54'29"	33.73'	N52°44'11"W	40.17'
C43	92.04'	49.50'	106°32'02"	66.33'	S53°59'05"W	79.34'
C44	33.75'	25.00'	77°20'40"	20.01'	S37°57'16"E	31.24'
C45	13.91'	205.50'	3°52'42"	6.96'	S74°41'15"E	13.91'
C46	32.39'	205.50'	9°01'53"	16.23'	N68°13'58"W	32.36'
C47	25.36'	205.50'	7°04'10"	12.69'	N60°10'56"W	25.34'
C48	33.75'	25.00'	77°20'40"	20.01'	S84°40'48"W	31.24'

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C49	46.48'	25.00'	106°32'02"	33.50'	N53°59'05"E	40.07'
C49	57.75'	205.50'	16°06'02"	29.07'	N64°41'53"W	57.56'
C50	15.65'	154.50'	5°48'15"	7.83'	S69°50'47"E	15.64'
C51	49.28'	25.00'	112°57'08"	37.74'	S10°28'06"E	41.68'
C52	82.45'	625.50'	7°33'09"	41.29'	S48°09'52"E	82.39'
C53	39.10'	25.00'	89°36'15"	24.83'	S89°11'24"E	35.23'
C54	118.63'	154.50'	43°59'32"	62.41'	S68°00'14"W	115.73'
C55	38.52'	205.50'	10°44'21"	19.32'	N51°22'39"E	38.46'
C56	49.98'	205.50'	13°56'02"	25.11'	N63°42'50"E	49.85'
C57	49.98'	205.50'	13°56'02"	25.11'	N77°38'52"E	49.85'
C58	19.32'	205.50'	5°23'07"	9.66'	N87°18'26"E	19.31'
C59	30.92'	100.50'	17°37'33"	15.58'	S81°11'14"E	30.79'
C60	46.65'	25.00'	106°54'29"	33.73'	N54°10'18"E	40.17'
C61	42.78'	94.50'	25°56'11"	21.76'	S13°41'09"W	42.41'
C62	7.43'	25.00'	17°01'53"	3.74'	S18°08'19"W	7.40'
C63	14.92'	25.00'	34°12'12"	7.69'	S7°28'44"E	14.70'
C64	7.51'	100.50'	4°16'47"	3.76'	S1°25'20"E	7.51'
C65	78.37'	49.50'	90°43'04"	50.12'	N44°38'28"W	70.44'
C66	35.47'	118.00'	17°13'27"	17.87'	N6°34'47"E	35.34'
C66	102.60'	49.50'	118°45'22"	83.63'	S13°22'13"E	85.19'
C67	27.60'	82.00'	19°17'02"	13.93'	S7°36'35"W	27.47'
C68	948.59'	1040.16'	52°15'06"	510.15'	S8°52'27"E	916.05'
C69	76.55'	298.50'	14°41'37"	38.49'	S24°35'55"W	76.34'
C70	189.61'	650.00'	16°42'50"	95.48'	N81°06'19"W	188.94'
C71	338.33'	650.00'	29°49'21"	173.09'	S74°33'04"E	334.52'
C72	39.27'	25.00'	90°00'00"	25.00'	S76°56'43"W	35.36'
C73	39.27'	25.00'	90°00'00"	25.00'	S13°03'17"E	35.36'
C74	15.71'	10.00'	89°59'54"	10.00'	N76°56'40"E	14.14'
C75	15.71'	10.00'	90°00'00"	10.00'	N13°03'17"W	14.14'
C76	65.35'	600.00'	6°14'24"	32.70'	N54°56'05"W	65.31'
C77	243.41'	601.50'	23°11'11"	123.40'	N20°21'07"E	241.76'
C78	30.77'	25.00'	70°31'44"	17.68'	S44°01'24"W	28.87'
C79	31.45'	50.00'	36°02'19"	16.26'	N59°38'21"E	30.93'
C80	57.79'	50.00'	66°13'35"	32.61'	S41°52'19"W	54.63'
C81	127.96'	50.00'	146°38'05"	166.84'	N31°41'51"W	95.79'
C82	200.90'	1130.00'	10°11'12"	100.72'	N68°11'11"E	200.64'
C83	179.69'	1070.00'	9°37'18"	90.05'	N69°19'49"E	179.48'
C84	163.23'	690.00'	13°33'14"	82.00'	N7°28'36"E	162.85'
C84	26.13'	20.00'	74°50'53"	15.30'	S66°57'42"W	24.31'
C85	39.19'	30.00'	74°50'53"	22.96'	S66°57'42"W	36.46'
C86	54.01'	690.00'	4°29'06"	27.02'	N27°17'43"E	54.00'
C87	98.03'	340.00'	16°31'12"	49.36'	S83°52'28"E	97.69'
C88	89.09'	330.00'	15°28'03"	44.82'	S83°20'53"E	88.82'
C89	97.89'	300.00'	18°41'44"	49.38'	S81°44'03"E	97.46'
C90	138.00'	300.00'	26°21'25"	70.25'	S77°54'12"E	136.79'
C91	40.11'	300.00'	7°39'41"	20.09'	S68°33'20"E	40.08'
C92	43.48'	25.00'	99°39'13"	29.61'	S29°36'34"E	38.20'
C93	54.88'	270.00'	11°38'45"	27.53'	S85°15'32"E	54.79'
C94	73.46'	260.00'	16°11'14"	36.97'	S82°59'18"E	73.21'

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C95	75.57'	250.00'	17°19'08"	38.07'	S82°25'21"E	75.28'
C96	28.48'	235.00'	6°56'40"	14.26'	S77°10'13"E	28.47'
C97	130.05'	690.00'	10°47'57"	65.22'	N19°39'11"E	129.86'
C98	71.82'	690.00'	5°57'50"	35.94'	N17°14'08"E	71.79'
C99	16.53'	10.00'	94°44'16"	10.86'	N43°54'43"W	14.71'
C100	33.07'	20.00'	94°44'16"	21.73'	N43°54'43"W	29.43'
C101	77.01'	1830.00'	2°24'41"	38.51'	N87°30'49"E	77.01'
C102	11.80'	8.00'	84°31'27"	7.27'	S44°02'45"W	10.76'
C103	94.38'	1837.00'	2°56'37"	47.20'	N84°50'10"E	94.37'
C104	94.02'	1830.00'	2°56'37"	47.02'	N84°50'10"E	94.01'
C105	207.96'	1800.00'	6°37'11"	104.10'	N85°36'30"E	207.85'
C106	204.50'	1770.00'	6°37'11"	102.36'	N85°36'30"E	204.38'
C107	203.34'	1760.00'	6°37'11"	101.78'	N85°36'30"E	203.23'
C108	202.19'	1750.00'	6°37'11"	101.21'	N85°36'30"E	202.07'
C109	25.86'	15.00'	98°46'21"	17.49'	N47°14'59"W	22.77'
C110	34.04'	1830.00'	1°03'56"	17.02'	N82°49'53"E	34.04'
C111	21.56'	15.00'	82°21'38"	13.12'	S41°07'06"W	19.75'
C112	7.19'	5.00'	82°21'38"	4.37'	S41°07'06"W	6.58'
C113	64.34'	1130.00'	3°15'45"	32.18'	N80°40'02"E	64.33'
C114	9.24'	5.00'	105°52'37"	6.62'	N48°01'32"W	7.98'
C115	27.72'	15.00'	105°52'37"	19.86'	N48°01'32"W	23.94'
C116	3.50'	1060.00'	0°11'21"	1.75'	N82°12'14"E	3.50'
C117	5.34'	1050.00'	0°17'28"	2.67'	N82°09'10"E	5.34'
C118	7.17'	1040.00'	0°23'41"	3.58'	N82°06'04"E	7.17'
C119	6.81'	203.50'	1°54'59"	3.40'	N0°32'06"W	6.81'
C120	78.44'	1130.00'	3°58'38"	39.24'	N77°02'51"E	78.43'
C121	20.04'	15.00'	76°33'07"	11.84'	S36°46'58"W	18.58'
C122	177.87'	1130.00'	9°01'07"	89.12'	N77°47'21"E	177.68'
C123	123.82'	1070.00'	6°37'49"	61.98'	N77°27'23"E	123.75'
C124	117.84'	1060.00'	6°22'09"	58.98'	N77°28'45"E	117.77'
C125	111.86'	1050.00'	6°06'13"	55.98'	N77°30'10"E	111.80'
C127	180.85'	1060.00'	9°46'31"	90.64'	N69°24'25"E	180.63'
C128	23.98'	25.00'	54°57'17"	13.00'	N37°02'31"E	23.07'
C129	165.11'	1100.00'	8°36'01"	82.71'	N77°59'54"E	164.96'
C130	201.09'	1100.00'	10°28'27"	100.83'	N68°27'40"E	200.81'
C131	49.98'	205.50'	13°56'02"	25.11'	N63°42'50"E	49.85'
C132	22.13'	15.00'	84°31'27"	13.63'	S44°02'45"W	20.18'
C132	21.18'	1155.00'	1°03'03"	10.59'	N74°43'09"E	21.18'
C133	13.15'	10.00'	75°20'43"	7.72'	S37°11'29"W	12.22'
C134	359.91'	690.00'	29°53'10"	184.15'	N44°28'51"E	355.85'

Line Table

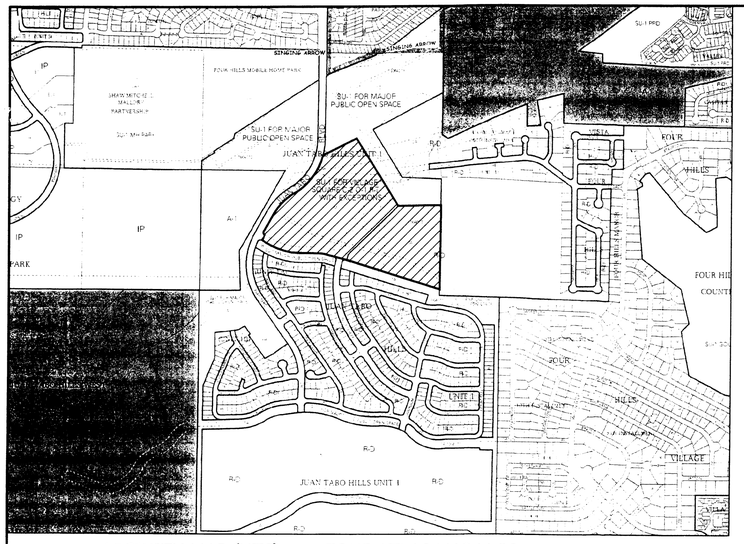
Line #	Direction	Length
L1	S59°38'23"E	96.32'
L2	S30°21'37"W	72.00'
L3	S68°13'20"W	3.96'
L4	S0°53'31"W	13.27'
L5	N1°08'50"E	18.00'
L6	N86°43'49"W	64.80'
L7	S43°59'32"E	46.00'
L8	S76°37'47"W	25.35'
L9	S0°43'04"W	10.00'
L10	S45°43'04"W	14.73'
L11	S0°43'04"W	30.83'
L12	N44°16'56"W	14.73'
L13	S72°44'54"E	39.00'
L14	N17°15'06"E	20.00'
L15	S72°44'54"E	39.00'
L16	S17°15'06"W	20.00'
L17	N81°14'28"W	20.00'
L18	S74°27'20"W	25.00'
L19	S34°31'34"E	20.00'
L20	S81°14'28"E	10.10'
L21	S85°05'13"E	10.00'
L22	S10°57'50"E	3.00'
L23	N82°17'55"E	73.74'
L24	N82°17'55"E	73.74'
L25	N7°42'05"W	3.00'
L26	N82°17'55"E	43.53'
L26	N89°56'17"E	10.00'

Line Table

Line #	Direction	Length
L27	S62°20'31"E	7.56'
L28	S81°14'28"E	8.90'
L29	S6°38'09"E	3.66'
L30	S88°12'59"E	7.00'
L31	S86°33'02"E	10.00'
L32	S60°27'44"E	10.00'
L33	N9°21'27"E	15.00'
L34	S82°17'55"W	41.93'
L35	S82°17'55"W	43.86'
L36	N82°17'55"E	45.78'
L37	N60°29'50"E	26.93'
L38	N60°29'50"E	26.93'
L39	N60°29'50"E	26.93'
L40	N82°17'55"E	50.34'
L41	N82°17'55"E	48.41'
L42	N82°17'55"E	46.49'
L43	S76°39'17"E	26.56'
L44	N76°39'17"W	26.68'
L45	S76°39'17"E	26.80'
L46	N2°04'58"W	20.00'
L49	N90°00'00"E	39.00'
L50	S0°43'04"W	20.00'
L51	N89°16'56"W	39.00'
L52	N0°43'04"E	19.51'
L53	S64°12'54"E	4.34'
L54	S12°01'40"W	50.99'
L55	S10°35'32"E	50.99'

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

A11057_Unit_3A_FP.dwg	Drawn: SPS	Checked: ALS	Sheet 11 of 11
Scale: AS SHOWN	Date: 8/6/2009	Job: A11057	



VICINITY MAP (NTS) ZONE ATLAS MAP M-22

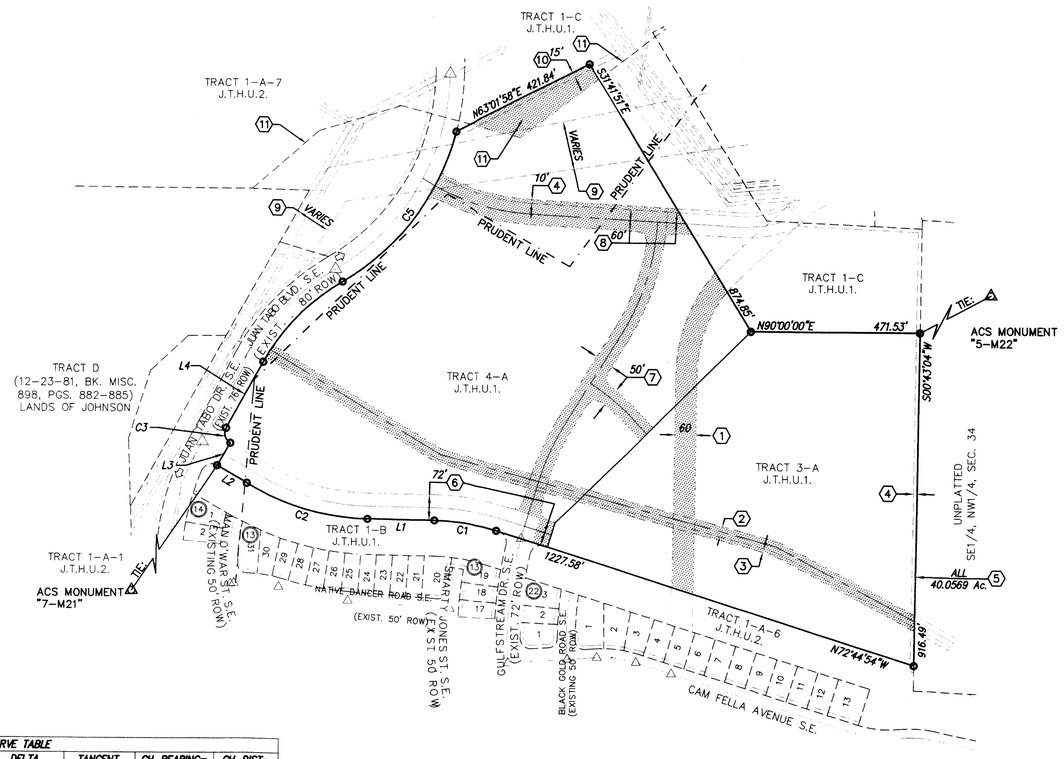
LEGAL DESCRIPTION

A tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 3-A and 4-A, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 40.0569 acres more or less.

PRELIMINARY PLAT FOR

JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2008



SUBDIVISION DATA

GROSS ACREAGE	40.0569 AC
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	82 LOTS
NO. OF TRACTS CREATED	5 TRACTS
ZONING	R-D, SU-1
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACTS 3-A AND 4-A INTO 82 RESIDENTIAL LOTS AND 5 TRACTS
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

EASEMENTS

(1) 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) *A PORTION TO BE VACATED*

(2) 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189) *TO BE VACATED*

(3) 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189) *TO BE VACATED*

(4) EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406) *A PORTION TO BE VACATED*

(5) AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*

(6) EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *A PORTION TO BE VACATED*

(7) EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*

(8) EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*

(9) EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)

(10) EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)

(11) EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) *A PORTION TO BE VACATED*

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	179.11	614.00	16°42'50"	90.20	N81°06'19"W	178.48
C2	357.06	686.00	29°49'21"	182.67	S74°33'04"E	353.05
C3	47.50	30.02	90°39'52"	30.37	S15°54'38"E	42.70
C4	319.24	610.00	29°59'09"	163.37	S44°25'52"W	315.61
C5	543.98	690.00	45°10'14"	287.01	N36°50'19"E	530.00

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°27'44"W	188.92
L2	N59°38'23"W	96.32
L3	N30°21'37"E	72.00
L4	N29°26'17"E	207.35

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET BATHEY MARKER WITH CAP "LS 14271"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS , ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:

   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOTDISTURB"
   PS#14271
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A) (3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.
8. A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22). TRACTS 3-A AND 4-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.
9. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

APPROVED

City Surveyor, City of Albuquerque, N.M. — Date 9-2-08

JTH, LLC, Owner Tracts 3-A and 4-A

Scott Grady, Managing Member — DATE 8-27-08

LEGEND

○ FOUND CORNER

LIMITS OF VACATION

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)

J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2008, BK-2008C, PG-106)

N

200' 100' 0 200' 400'

SCALE: 1" = 200'

OWNERS

JTH, LLC PO Box 1443 Corrales, NM 87048
(505) 892-5533

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

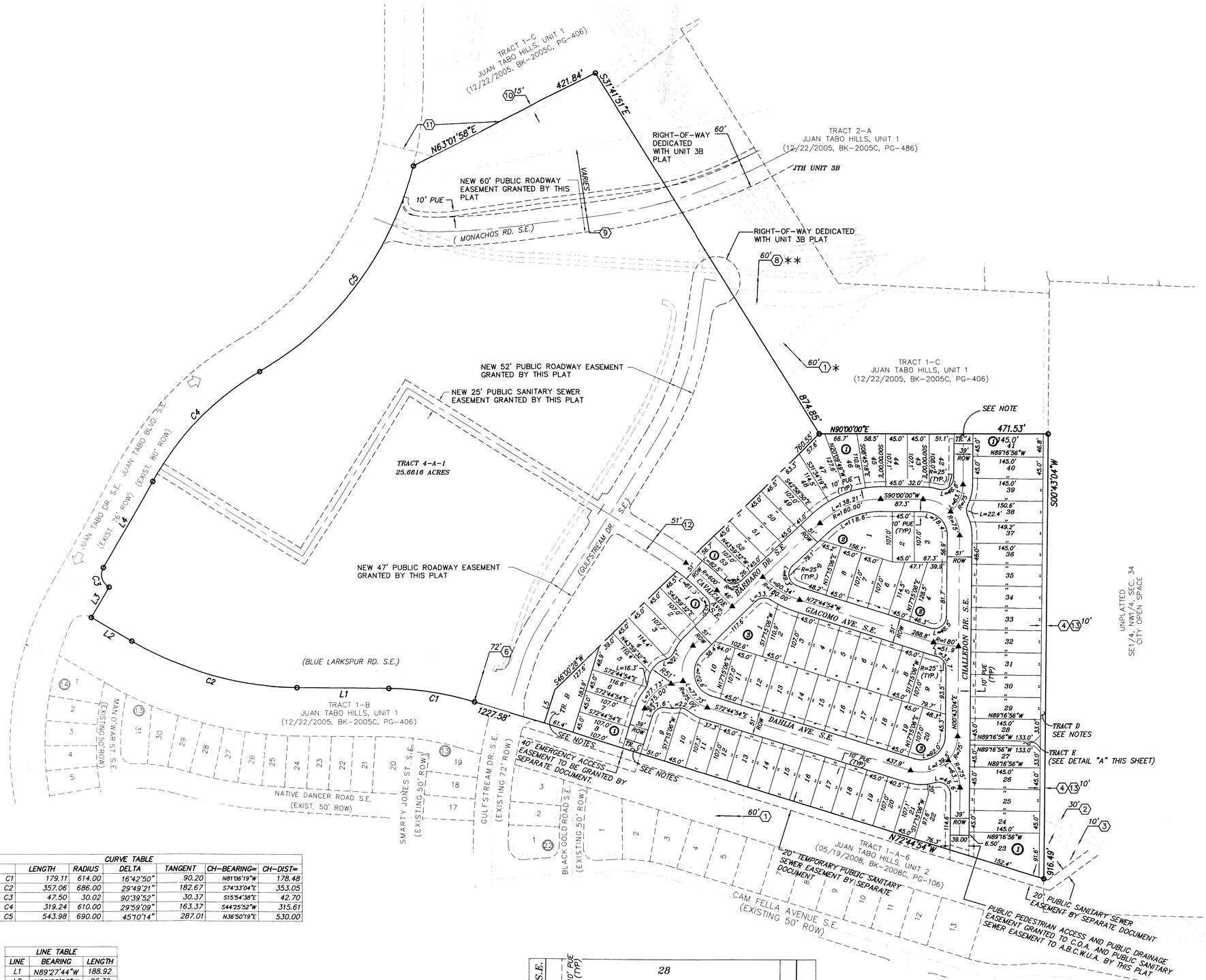
CARTESIAN SURVEYS INC.
P.O. BOX 44414
RIO RANCHO, N.M. 87174
(505) 896-3050

SITE BENCHMARK

ACS MONUMENT
"5-M22"
ELEVATION=5594.518
(NAVD 1929)

F:\A07JOBS\A07009 Juan Tabo Hills Unit 3\Preliminary Plat\A07JO-3 cover unit 3A r1.dwg, 8/25/2008 4:53:05 PM, PLOTTED BY: RRH

PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNIT 3A
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
August, 2008



EASEMENTS

1. 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
   * TO BE VACATED BY FUTURE PLATTING ACTION
2. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
3. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
6. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) (VACATED)
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)
   ** TO BE VACATED BY FUTURE PLATTING ACTION
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)
12. 51' PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT.
13. 10' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT, SURFACE DRAINAGE TO BE MAINTAINED BY HOA.

NOTES

TRACT A (0.0179 AC)
PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA.

TRACT B (0.1803 AC)
TO BE INCORPORATED INTO TRACT 4-A-1 IN THE FUTURE, TO BE OWNED AND MAINTAINED BY THE JTH, LLC.

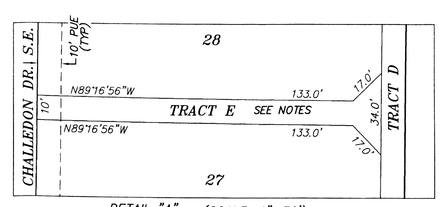
TRACT C (0.0179 AC)
PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA.

TRACT D (0.2100 AC)
PUBLIC DRAINAGE EASEMENT, TO BE OWNED AND MAINTAINED BY THE HOA.

TRACT E (0.0366 AC)
FOR PURPOSES OF PUBLIC DRAINAGE SURFACE DRAINAGE CHANNEL AND INLET TO BE OWNED AND MAINTAINED BY THE C.O.A.

LEGEND

23	LOT NUMBER
(1)	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT



DETAIL "A" (SCALE: 1"=30')

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	179.11	614.00	16°42'50"	90.20	N81°06'19"W	178.48
C2	357.06	686.00	29°49'21"	182.67	S74°33'04"E	353.05
C3	47.50	30.02	90°39'52"	30.37	S15°54'38"E	42.70
C4	319.24	610.00	29°59'09"	163.37	S44°25'52"W	315.61
C5	543.98	690.00	45°10'14"	287.01	N36°50'19"E	530.00

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°27'44"W	188.92
L2	N59°38'23"W	96.32
L3	N30°21'37"E	72.00
L4	N29°26'17"E	207.35
L5	N17°15'06"E	72.00

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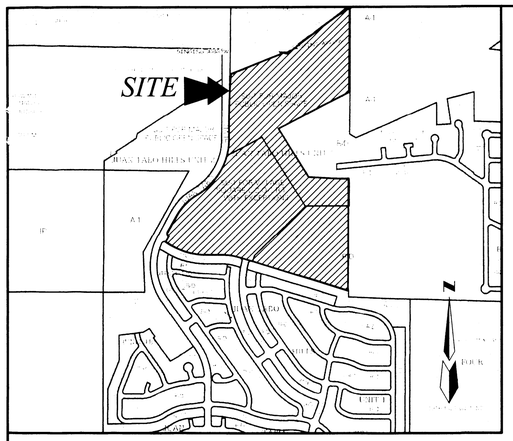
AMENDED PRELIMINARY PLAT FOR JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2012



ZONE ATLAS MAP M-22 VICINITY MAP NTS

LEGAL DESCRIPTION

A tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 3-A, 4-A and 1-C, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 71.5424 acres more or less.

SUBDIVISION DATA

GROSS ACREAGE	71.5424 Ac.
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	71 LOTS
NO. OF TRACTS CREATED	6 TRACTS
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACT 3-A, 4-A AND 1-C INTO 71 RESIDENTIAL LOTS AND 6 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET #5 REBAR WITH CAP "RPS 7719"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS , ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:

   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   RPS#7719
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-B(A) (3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.
8. A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22). THE BLANKET DRAINAGE EASEMENT WILL BE REMOVED FROM TRACT 3-A.
9. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

JTH, LLC, OWNER

SCOTT GRADY, MANAGING MEMBER — DATE 1-30-12

CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. — DATE 2-8-12

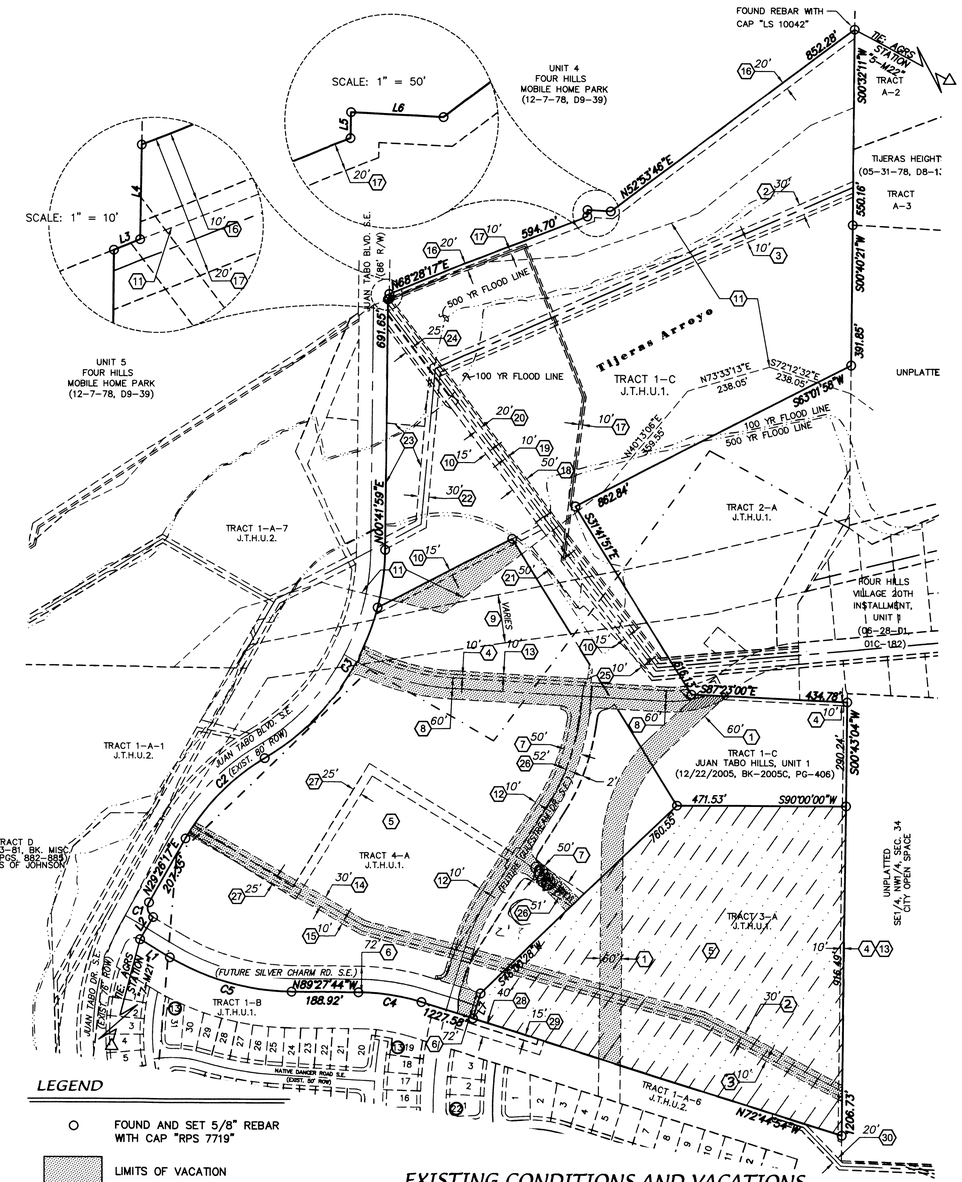
EASEMENTS

1. 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) *A PORTION TO BE VACATED*
2. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189) *TO BE VACATED* NOT UTILITY
3. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189) *TO BE VACATED*
4. EXIST. 10' QWEST EASEMENT *A PORTION TO BE VACATED* (12/22/2005, BK-2005C, PG-406)
5. AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, Bk. 2005C, Pg. 22) *A PORTION TO BE VACATED*
6. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *A PORTION TO BE VACATED*
7. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*
8. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) *A PORTION TO BE VACATED*
12. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (08/14/2006 DOC# 2008092246) *TO BE VACATED*
13. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (08/14/2006 DOC# 2008092247) *TO BE VACATED*
14. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806) *TO BE VACATED*
15. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806) *TO BE VACATED*
16. 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
17. EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
19. 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
20. 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
21. C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
22. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
23. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
24. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
25. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
26. EXISTING PUBLIC ACCESS EASEMENT (02/23/2009 DOC#2009018367) *A 2' WIDE PORTION TO BE VACATED*
27. EXISTING 25' PUBLIC SANITARY SEWER EASEMENT (03/03/09 DOC# 2009022401)
28. EXISTING EMERGENCY ACCESS EASEMENT DOC# 2009103732
29. EXISTING PUBLIC WATERLINE EASEMENT DOC# 2009074579
30. EXISTING 20' PUBLIC SANITARY SEWER EASEMENT DOC# 2009103731

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)

J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2008, BK-2008C, PG-106)



LEGEND

○ FOUND AND SET 5/8" REBAR WITH CAP "RPS 7719"

LIMITS OF VACATION

(5) LIMITS OF VACATION EXISTING BLANKET DRAINAGE EASEMENT (SEE EASEMENT NOTE 5)

EXISTING CONDITIONS AND VACATIONS

N

200' 100' 0 200' 400'

SCALE: 1" = 200'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	47.50	30.02	90°39'52"	30.37	S15°54'38"E	42.70
C2	319.24	610.00	29°59'09"	163.37	S44°25'52"W	315.61
C3	707.20	690.00	58°43'27"	388.19	N30°03'42"E	676.65
C4	179.11	614.00	16°42'50"	90.20	N81°06'19"W	178.48
C5	357.06	686.00	29°49'21"	182.67	S74°33'04"E	353.05

LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°38'23"W	96.32'
L2	N30°21'37"E	72.00'
L3	N68°13'20"E	3.82'
L4	N00°53'31"E	13.27'
L5	N01°08'50"E	18.00'
L6	S86°43'49"E	64.80'
L7	N17°15'06"E	72.00'

OWNERS

JTH, LLC PO Box 1443 Corrales, NM 87048 (505) 892-5533

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 3001
ALBUQUERQUE, NEW MEXICO 87190
(505) 884-1990

SITE BENCHMARK

ACS MONUMENT
"5-M22"
ELEVATION=5594.518
(NAVD 1929)

SHEET 1 OF 2

\\A11\DRS\A11057 JTH 3A & 3B\UNIT 3A\PLATS\PRELIMINARY PLATS\A11057_COVER_UNIT_3A_amended.dwg, 1/26/2012 9:15:49 AM, stephen

AMENDED PRELIMINARY PLAT FOR JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2012

NOTES

TRACT A (0.0177 AC)
PUBLIC ACCESS EASEMENT OWNED AND MAINTAINED BY THE HOA.

TRACT B (0.0179 AC)
PUBLIC AND EMERGENCY ACCESS, WATERLINE SAS AND DRAINAGE EASEMENT OWNED AND MAINTAINED BY THE HOA.

TRACT C (0.2101 AC)
BLANKET PUBLIC DRAINAGE EASEMENT TO COA AND OWNED AND MAINTAINED BY THE HOA.

TRACT D (0.0357 AC)
BLANKET PUBLIC DRAINAGE EASEMENT TO COA AND OWNED AND MAINTAINED BY THE HOA.

TRACT 1-C-1 (26.2970 AC)
COA OPEN SPACE

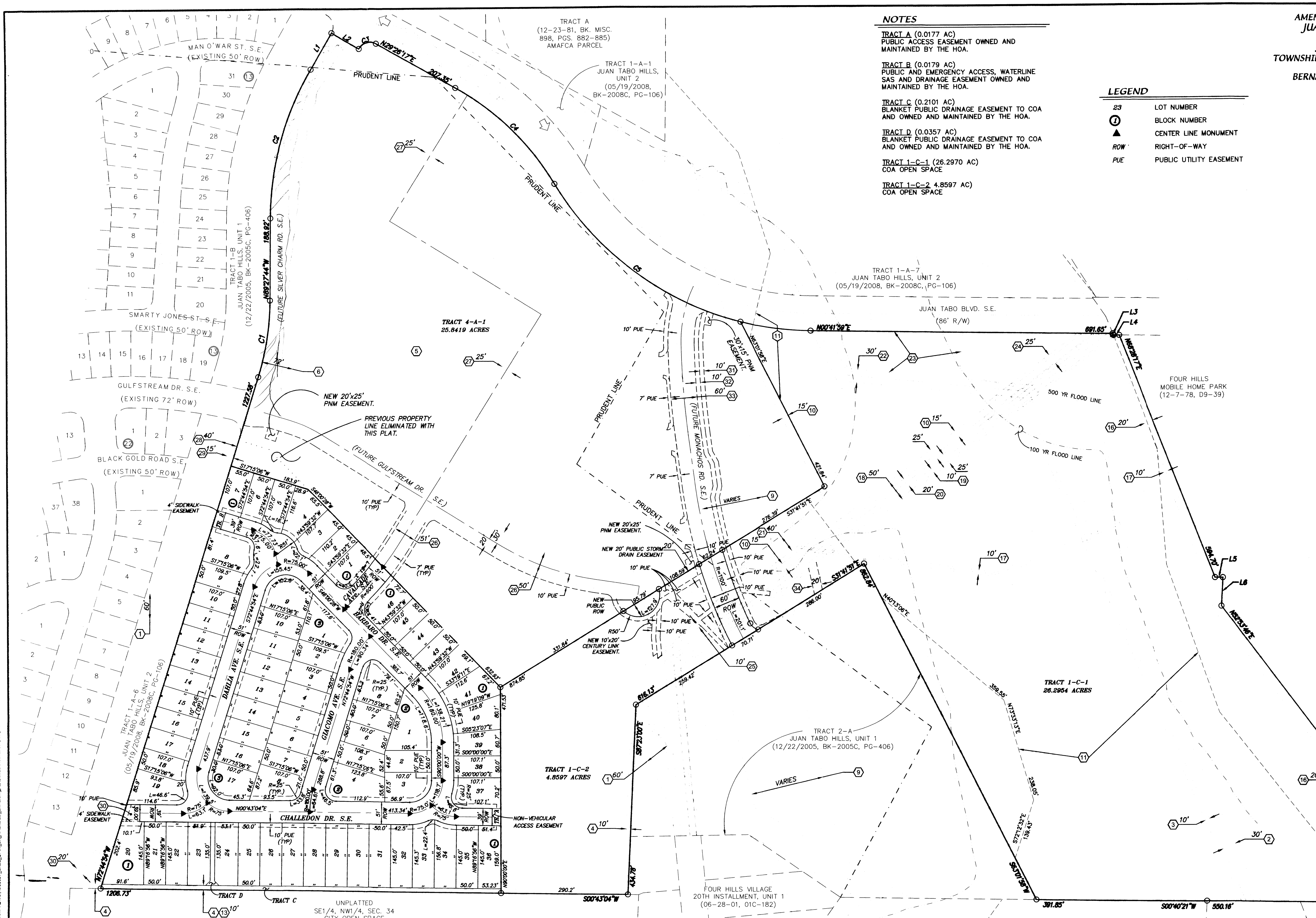
TRACT 1-C-2 4.8597 AC)
COA OPEN SPACE

LEGEND

23	LOT NUMBER
(1)	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT

EASEMENTS

1. 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
2. 30'C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
3. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
4. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
5. AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, Bk. 2005C, Pg. 22)
6. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
11. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)
16. 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
17. EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
19. 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
20. 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
21. C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
22. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
23. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
24. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
25. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
26. EXISTING PUBLIC ACCESS EASEMENT (02/23/2009 DOC#2009018367)
27. EXISTING 25' PUBLIC SANITARY SEWER EASEMENT (03/03/09 DOC# 2009022401)
28. EXISTING EMERGENCY ACCESS EASEMENT DOC# 2009103732
29. EXISTING PUBLIC WATERLINE EASEMENT DOC# 2009074579
30. EXISTING 20' PUBLIC SANITARY SEWER EASEMENT DOC# 2009103731
31. NEW 10' PNM EASEMENT GRANTED BY THIS PLAT
32. NEW 10' PUE GRANTED BY THIS PLAT
33. NEW 60' PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT.
34. NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.
35. PUBLIC PEDESTRIAN ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT BY THIS PLAT.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°38'23"W	96.32'
L2	N30°21'37"E	72.00'
L3	N68°13'20"E	3.82'
L4	N00°53'31"E	13.27'
L5	N01°08'50"E	18.00'
L6	S86°43'49"E	64.80'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	47.50	30.02	90°39'52"	30.37	S15°54'38"E	42.70
C2	319.24	610.00	29°59'09"	163.37	S44°25'52"W	315.61
C3	707.20	690.00	58°43'27"	388.19	N30°03'42"E	676.65
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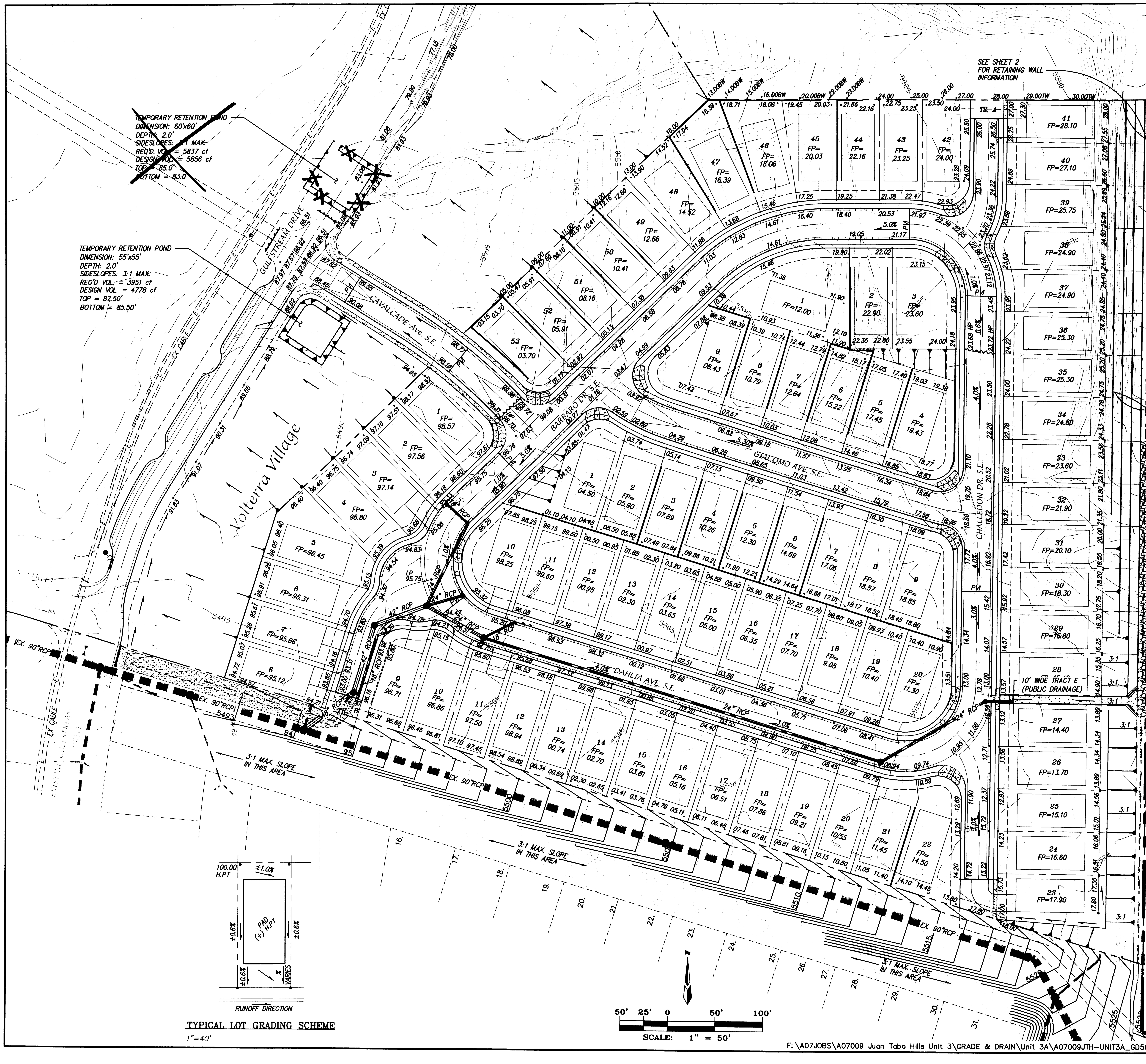
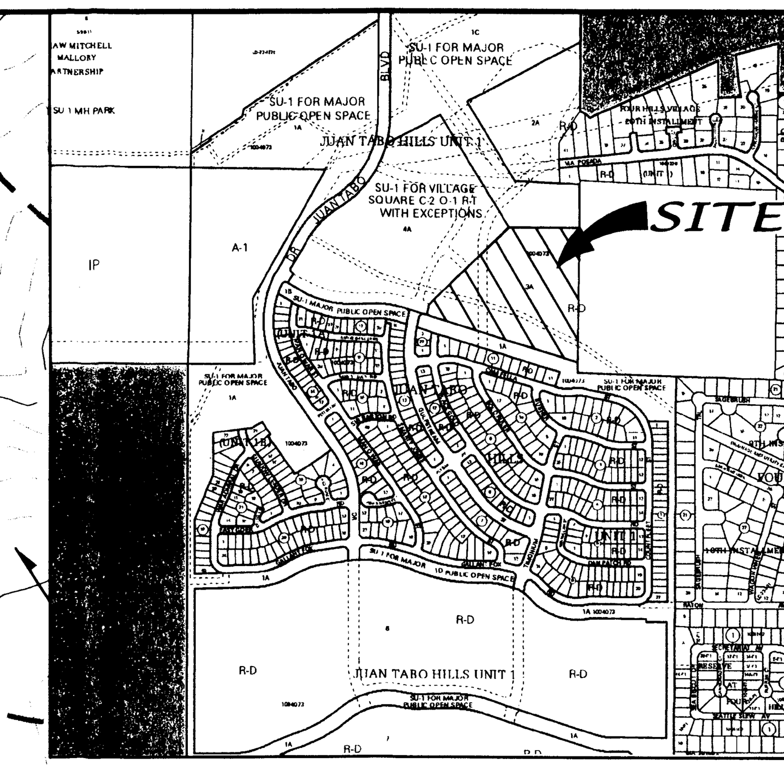




VICINITY MAP M-22-Z

ACS BENCHMARK

ACS MONUMENT "5-M22" HAVING AN ELEVATION OF 4980.270. A City of Albuquerque 1 3/4" aluminum disk, stamped "ACS BM, 21-E15", epoxied to top of concrete drop inlet, SSE quadrant of Second St. & Vineyard Rd. NW, centered on said drop inlet. Having an elevation of 4980.270.

LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 3-A, JUAN TABO HILLS UNIT 1 as the same is shown and designated on said plat filed for record in the office of County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005c, Page 486 and contains 14.3953 acres more or less.

LEGEND

- 5135 — EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING TOP OF CURB / EXISTING FLOWLINE
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING STORM SEWER MANHOLE
- EXISTING DROP INLET
- EXISTING STORM DRAIN
- EXISTING GAS LINE
- EXISTING WATER LINE
- NEW PROPERTY LINE
- NEW LOT LINES
- NEW RIGHT-OF-WAY
- NEW CENTER LINE
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- 99.60 — NEW SPOT ELEVATION
- NEW SWALE
- FP= 99.70 — NEW FINISHED PAD ELEVATION
- NEW RUNOFF DIRECTION
- NEW WATER BLOCK
- NEW RETAINING WALL
- NEW STORM DRAIN INLET
- NEW SLOPE
- NEW STORM DRAIN LINE

SURVEY INFORMATION — BENCH MARKS

STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9 SE OF POWER POLE #3637 & 186.0' NW OF POWER POLE #60. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975ACS". X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.518 (SLD 1929).

AS BUILT INFORMATION: CONTRACTOR / WORK STARTED BY / INSPECTOR'S ACCEPTANCE BY / FIELD VERIFICATION BY / DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION: RECORDED BY — DATE — NO.

FIELD NOTES: NO. — BY — DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY	DLH	DATE	05/08
DRAWN BY	RFH	DATE	05/08
CHECKED BY	DMG	DATE	05/08

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

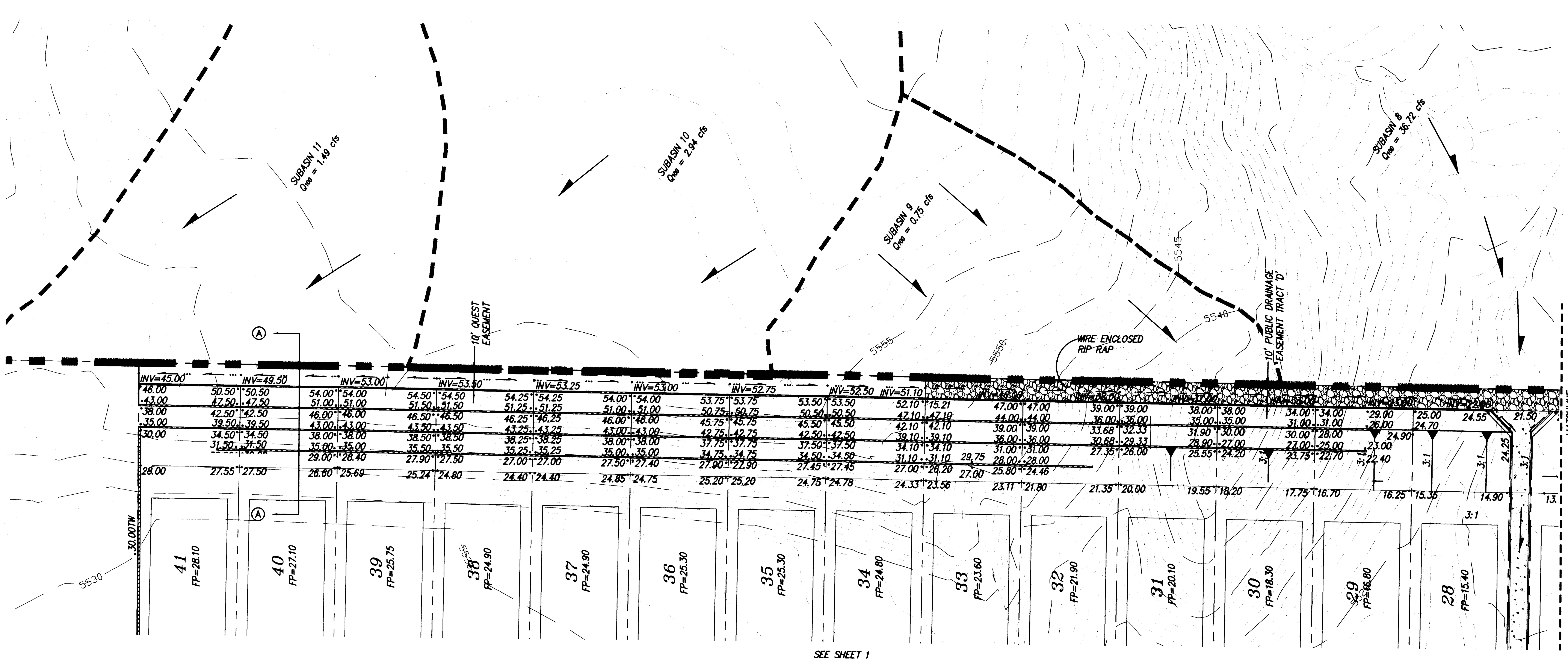
TITLE:

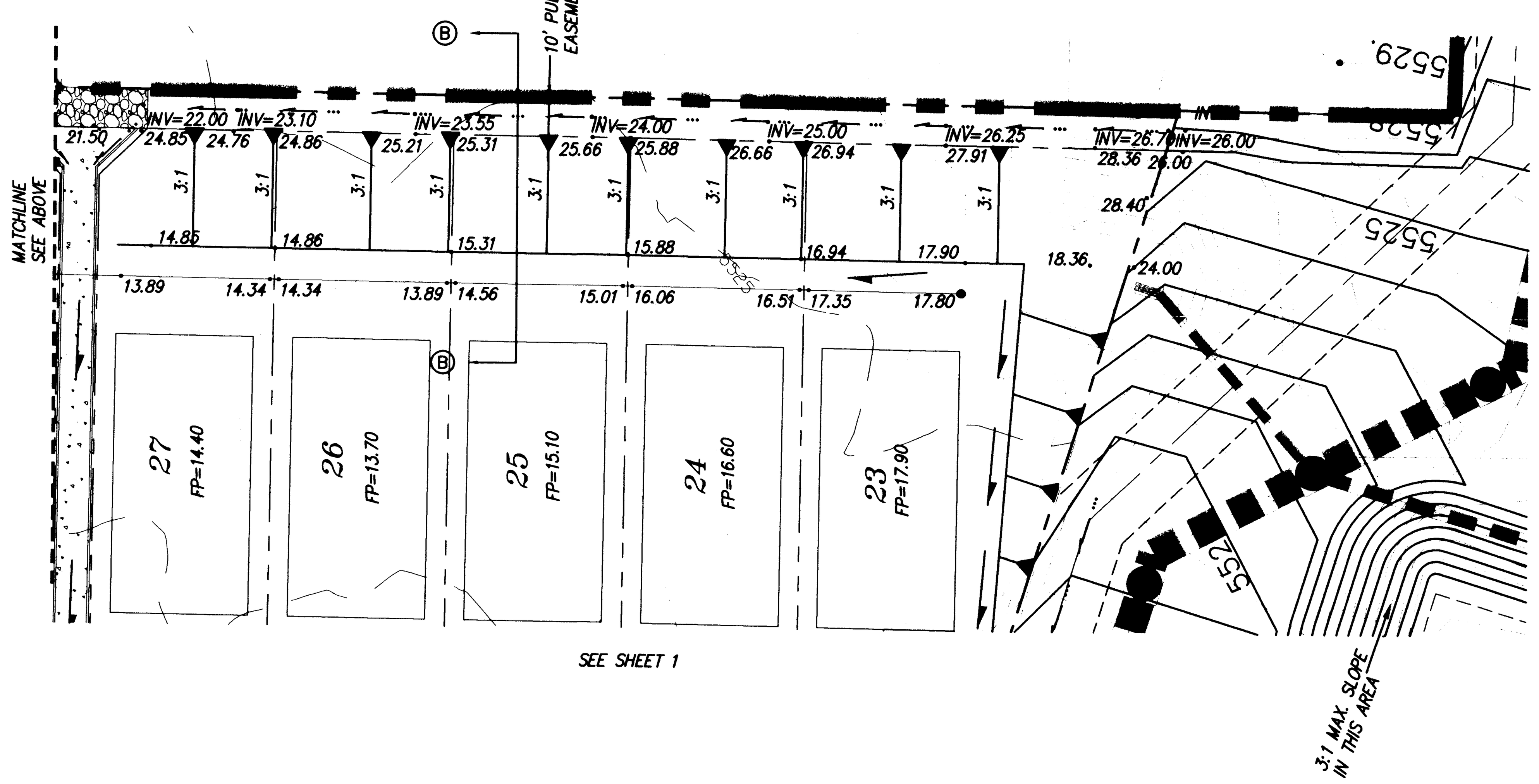
JUAN TABO HILLS UNIT 3A GRADING & DRAINAGE PLAN

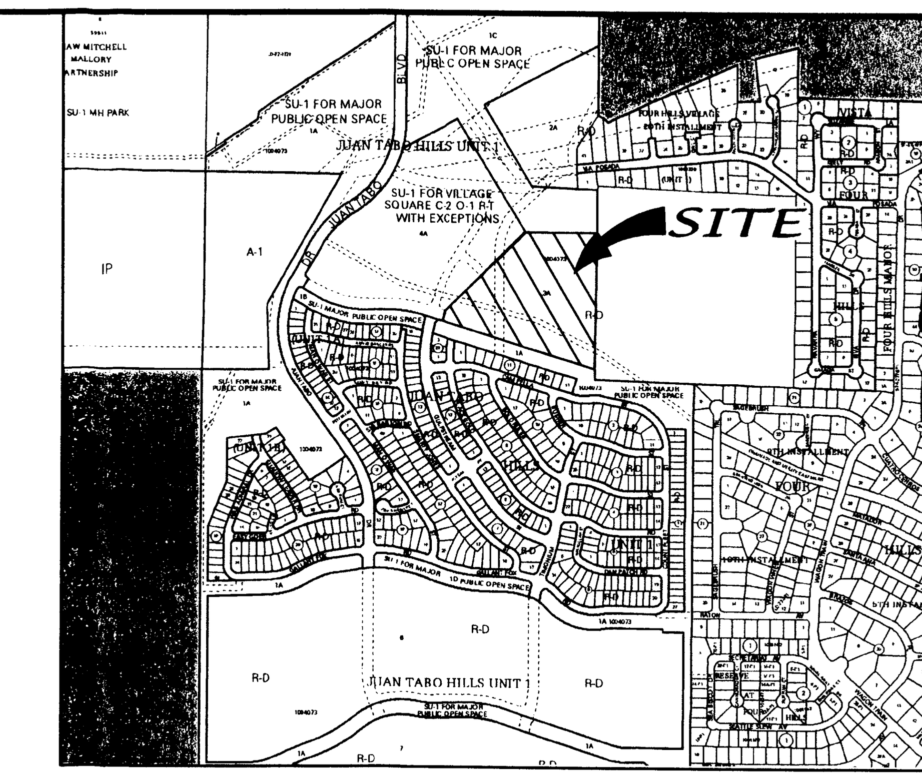
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
For Information only				

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756186	M-22-Z	4	23

F:\A07JOBS\A07009 Juan Tabo Hills Unit 3\GRADE & DRAIN\Unit 3A\A07009JTH-UNIT3A_GD50_R6.dwg 7/13/2009 dwayne







VICINITY MAP M-22-Z

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ACS MONUMENT "5-M22" HAVING AN ELEVATION OF 4980.270. A City of Albuquerque 1 3/4" aluminum disk, stamped "ACS BM, 21-E15", epoxied to top of concrete drop inlet, SSE quadrant of Second St. & Vineyard Rd. NW, centered on said drop inlet. Having an elevation of 4980.270.

LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 3-A, JUAN TABO HILLS UNIT 1 as the same is shown and designated on said plat filed for record in the office of County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005c, Page 486 and contains 14.3953 acres more or less.

NOTES:

1. OFFSITE SUBASINS 8, 9, 10, 11 FROM JTH DRAINAGE PLAN (MARCH 2005)

LEGEND

- 5135 — EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING TOP OF CURB / EXISTING FLOWLINE
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING OVERHEAD ELECTRIC LINE
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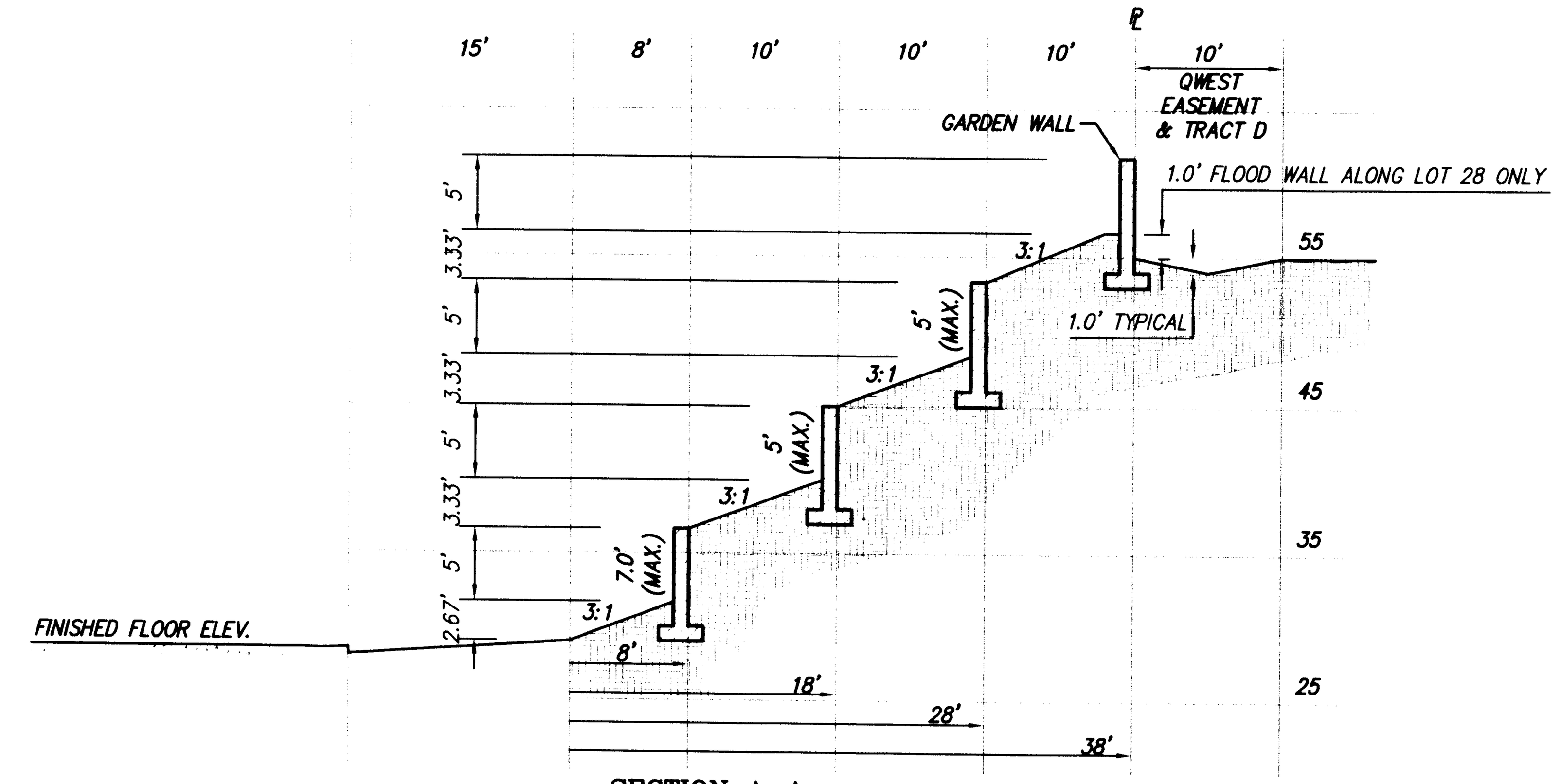
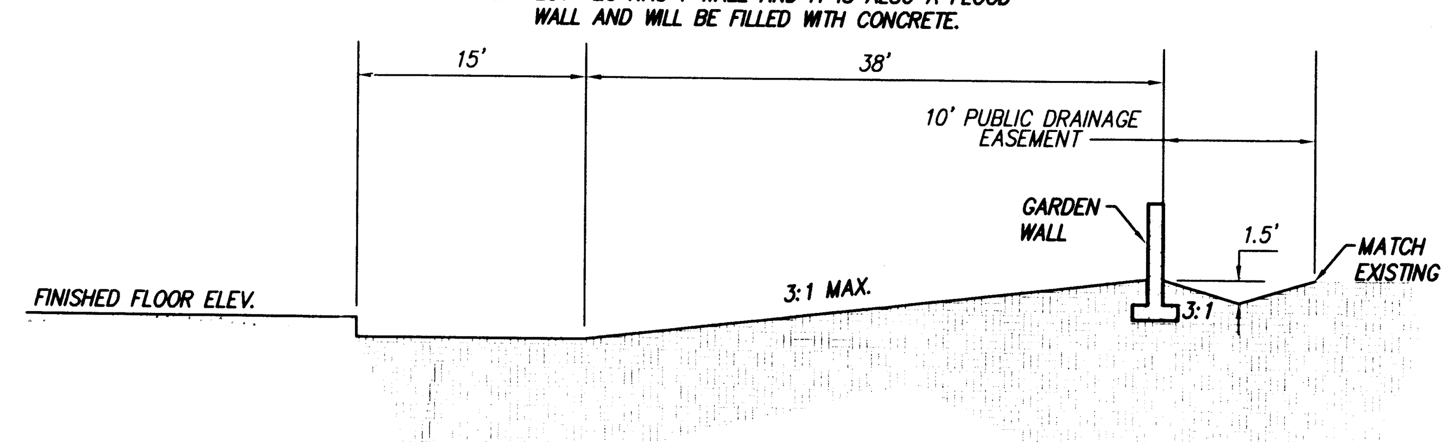
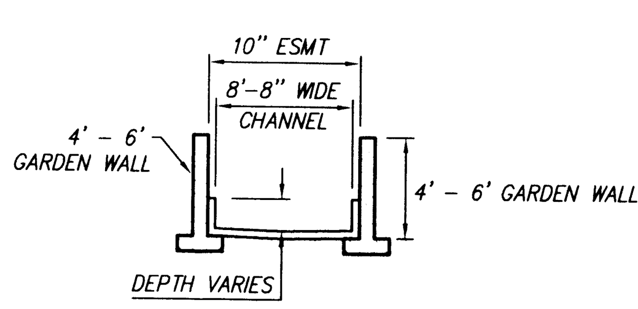


SECTION A-A
RETAINING WALL DETAIL
LOTS (28 - 41)
1"=10'

NOTE:
1. LOTS 32-41 HAVE 4 WALLS
2. LOTS 29-31 HAVE 3 WALLS
3. LOT 28 HAS 1 WALL AND IT IS ALSO A FLOOD WALL AND WILL BE FILLED WITH CONCRETE.



SECTION B-B
BACKYARD / DRAINAGE EASEMENT
LOTS (23 - 27)
1"=10'



NOTE:
DRAINAGE CHANNEL, (PER COA STD DWG #2261), WILL BE DESIGNED DURING DRC PROCESS.

DRAINAGE CHANNEL DETAIL
1"=10'

SCALE: 1" = 30'

F:\A07JOBS\A07009 Juan Tabo Hills Unit 3\GRADE & DRAIN\Unit 3A\A07009JTH-UNIT3A_GD50_R6.dwg 7/13/2009 dwayne

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT 3A GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

For Information Only

CITY PROJECT NO. 756 186 | ZONE MAP NO. M-22-Z | SHEET 5 OF 23

DESIGNED BY DLH DATE 05/08
DRAWN BY RFH DATE 05/08
CHECKED BY DMG DATE 05/08

NO. | DATE | REMARKS | BY — REVISIONS / DESIGN

ENGINEER'S SEAL: GREGORY JAMES KRENIK, NEW MEXICO, 11929, REGISTERED PROFESSIONAL ENGINEER, 7-9-09

SURVEY INFORMATION — FIELD NOTES: NO. | BY | DATE

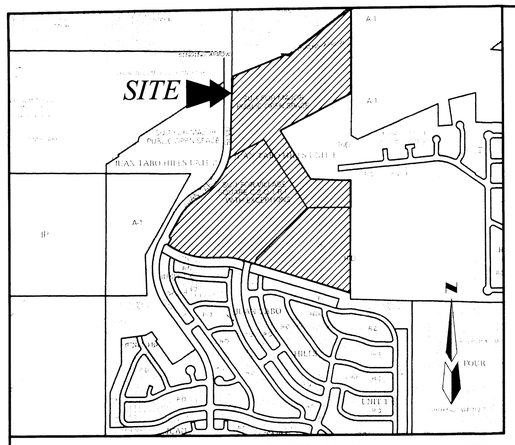
BENCH MARKS: STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9' SE OF POWER POLE #SE37 & 186.0' NW OF POWER POLE #60. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975ACS". X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.518 (SLD 1929).

AS BUILT INFORMATION: CONTRACTOR; WORK STAKED BY — DATE; INSPECTOR'S ACCEPTANCE BY — DATE; FIELD VERIFICATION BY — DATE; DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION: RECORDED BY — DATE; NO.

AMENDED PRELIMINARY PLAT FOR JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2012



ZONE ATLAS MAP M-22 VICINITY MAP NTS

LEGAL DESCRIPTION

A tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 3–A, 4–A and 1–C, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 71.5424 acres more or less.

SUBDIVISION DATA

GROSS ACREAGE	71.5424 Ac.
ZONE ATLAS NO.	M–22–Z
NO. OF LOTS CREATED	71 LOTS
NO. OF TRACTS CREATED	6 TRACTS
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACT 3–A, 4–A AND 1–C INTO 71 RESIDENTIAL LOTS AND 6 TRACTS.
2. DEDICATE RIGHT–OF–WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET #5 REBAR WITH CAP "RPS 7719"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS , ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:

   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   RPS#7719
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14–16–3–8(A) (3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.
8. A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1–19–05, BK–2005C, PG–22). THE BLANKET DRAINAGE EASEMENT WILL BE REMOVED FROM TRACT 3–A.
9. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

CITY OF ALBUQUERQUE, OWNER OF TRACT 1–C
ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER — DATE 3/15/12

KJC.

JTH, LLC, OWNER OF TRACT 3–A AND 4–A
SCOTT GRADY, MANAGING MEMBER — DATE 3-13-12

CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. — DATE 3/15/12

EASEMENTS

1. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189) A PORTION TO BE VACATED
2. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189) A PORTION TO BE VACATED
3. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806) TO BE VACATED
4. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806) TO BE VACATED
5. 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
6. 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
7. 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
8. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
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10. 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
11. C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
12. 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) A PORTION TO BE VACATED
15. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406) A PORTION TO BE VACATED
16. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
17. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
19. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
20. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
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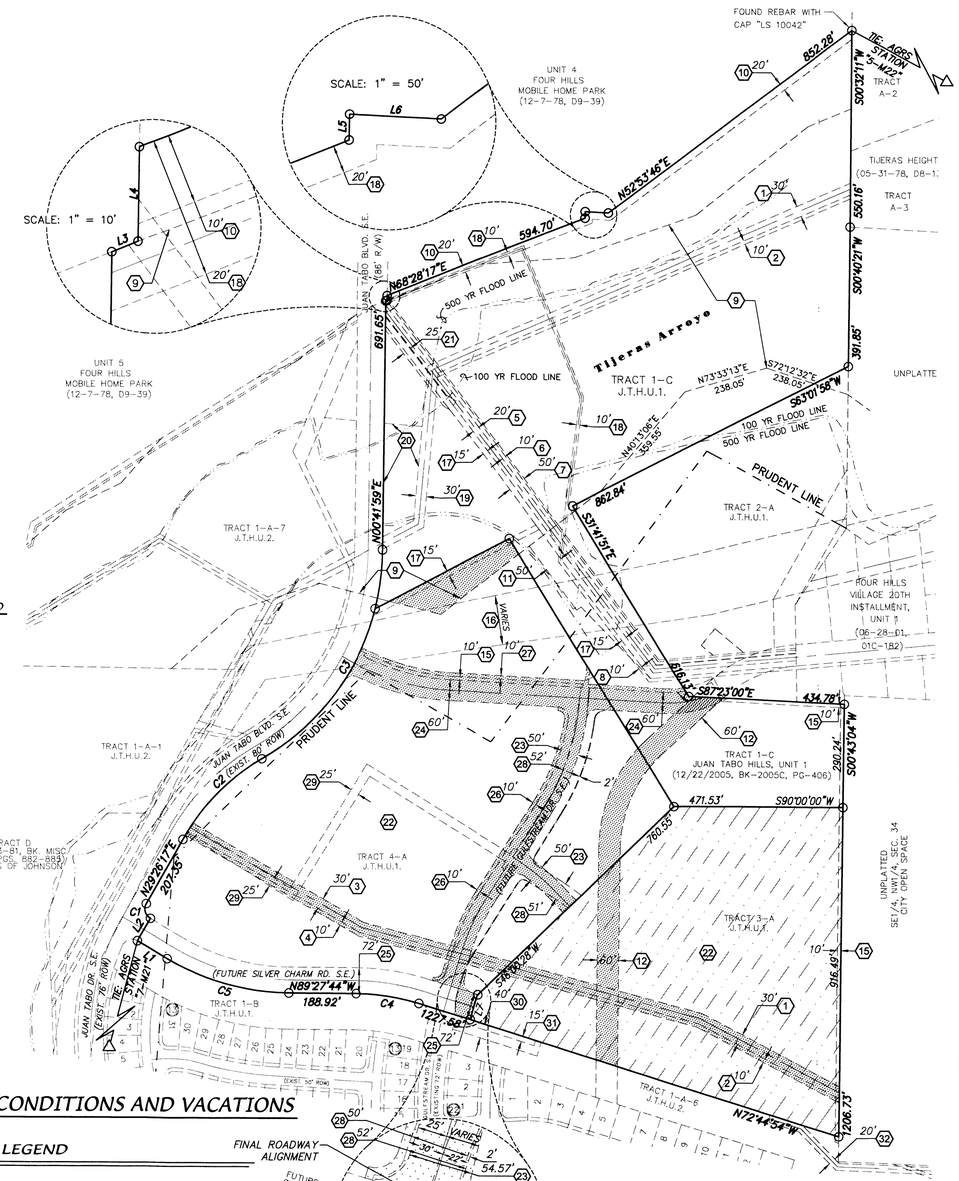
22. AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, Bk. 2005C, Pg. 22) A PORTION TO BE VACATED
23. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) TO BE VACATED
24. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) TO BE VACATED
25. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) A PORTION TO BE VACATED
26. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (08/14/2006 DOC# 2008092246) TO BE VACATED
27. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (08/14/2006 DOC# 2008092247) TO BE VACATED
28. EXISTING PUBLIC ACCESS EASEMENT (02/23/2009 DOC#2009018367) A 2' WIDE PORTION TO BE VACATED
29. EXISTING 25' PUBLIC SANITARY SEWER EASEMENT (03/03/09 DOC# 2009022401)
30. EXISTING EMERGENCY ACCESS EASEMENT DOC# 2009103732
31. EXISTING PUBLIC WATERLINE EASEMENT DOC# 2009074579
32. EXISTING 20' PUBLIC SANITARY SEWER EASEMENT DOC# 2009103731



EXISTING CONDITIONS AND VACATIONS

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK–2005C, PG–406)

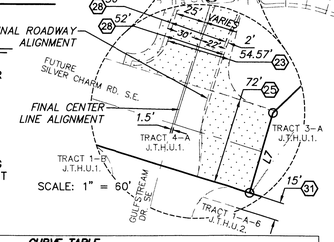
J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2008, BK–2008C, PG–106)

LEGEND

○ FOUND AND SET 5/8" REBAR WITH CAP "RPS 7719"

LIMITS OF VACATION

22 LIMITS OF VACATION EXISTING BLANKET DRAINAGE EASEMENT (SEE NOTE 8)



N

200' 100' 0 200' 400'

SCALE: 1" = 200'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH–BEARING=	CH–DIST=
C1	47.50	30.02	90°39'52"	30.37	S15°54'38"E	42.70
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C3	707.20	690.00	58°43'27"	388.19	N30°03'42"E	676.65
C4	179.11	614.00	16°42'50"	90.20	N81°06'19"W	178.48
C5	357.06	686.00	29°49'21"	182.67	S74°33'04"E	353.05

LINE TABLE		
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L2	N30°21'37"E	72.00'
L3	N68°13'20"E	3.82'
L4	N00°53'31"E	13.27'
L5	N01°08'50"E	18.00'
L6	S86°43'49"E	64.80'
L7	N17°15'06"E	72.00'

OWNERS

JTH, LLC PO Box 1443 Corrales, NM
87048 (505) 892–5533

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828–2200

SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 3001
ALBUQUERQUE, NEW MEXICO 87190
(505) 884–1990

SITE BENCHMARK

ACS MONUMENT
"5–M22"
ELEVATION=5594.518
(NAVD 1929)

SHEET 1 OF 2

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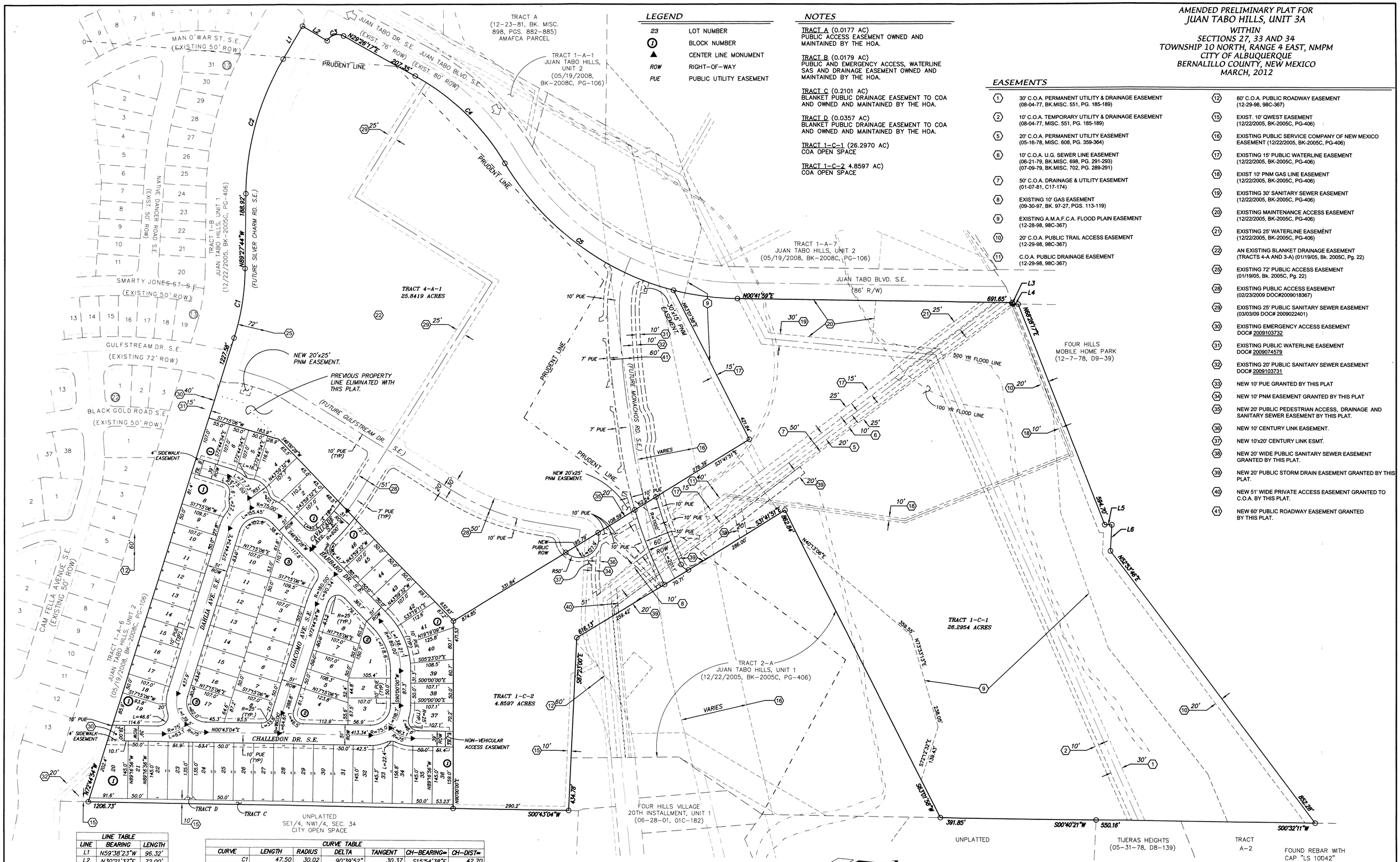
S:\A11205\A11057 JTH 3A\PLATS\PRELIMINARY PLATS\A11057_COVER_UNIT_3A_amended.dwg, 3/13/2012 9:53:15 AM, stephen

AMENDED PRELIMINARY PLAT FOR JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2012



LEGEND

23	LOT NUMBER
(1)	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT

NOTES

TRACT A (0.0177 AC)
PUBLIC ACCESS EASEMENT OWNED AND MAINTAINED BY THE HOA.

TRACT B (0.0179 AC)
PUBLIC AND EMERGENCY ACCESS, WATERLINE SAS AND DRAINAGE EASEMENT OWNED AND MAINTAINED BY THE HOA.

TRACT C (0.2101 AC)
BLANKET PUBLIC DRAINAGE EASEMENT TO COA AND OWNED AND MAINTAINED BY THE HOA.

TRACT D (0.0357 AC)
BLANKET PUBLIC DRAINAGE EASEMENT TO COA AND OWNED AND MAINTAINED BY THE HOA.

TRACT 1-C-1 (26.2970 AC)
COA OPEN SPACE

TRACT 1-C-2 4.8597 AC)
COA OPEN SPACE

EASEMENTS

(1)	30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
(2)	10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
(5)	20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
(6)	10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
(7)	50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
(8)	EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
(9)	EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)
(10)	20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
(11)	C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
(12)	60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
(15)	EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
(16)	EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
(17)	EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
(18)	EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
(19)	EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
(20)	EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
(21)	EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
(22)	AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, Bk. 2005C, Pg. 22)
(25)	EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)
(28)	EXISTING PUBLIC ACCESS EASEMENT (02/23/2009 DOC#2009018367)
(29)	EXISTING 25' PUBLIC SANITARY SEWER EASEMENT (03/03/09 DOC# 2009022401)
(30)	EXISTING EMERGENCY ACCESS EASEMENT DOC# 2009103732
(31)	EXISTING PUBLIC WATERLINE EASEMENT DOC# 2009074579
(32)	EXISTING 20' PUBLIC SANITARY SEWER EASEMENT DOC# 2009103731
(33)	NEW 10' PUE GRANTED BY THIS PLAT
(34)	NEW 10' PNM EASEMENT GRANTED BY THIS PLAT
(35)	NEW 20' PUBLIC PEDESTRIAN ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT BY THIS PLAT.
(36)	NEW 10' CENTURY LINK EASEMENT.
(37)	NEW 10'x20' CENTURY LINK ESMT.
(38)	NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.
(39)	NEW 20' PUBLIC STORM DRAIN EASEMENT GRANTED BY THIS PLAT.
(40)	NEW 51' WIDE PRIVATE ACCESS EASEMENT GRANTED TO C.O.A. BY THIS PLAT.
(41)	NEW 60' PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT.

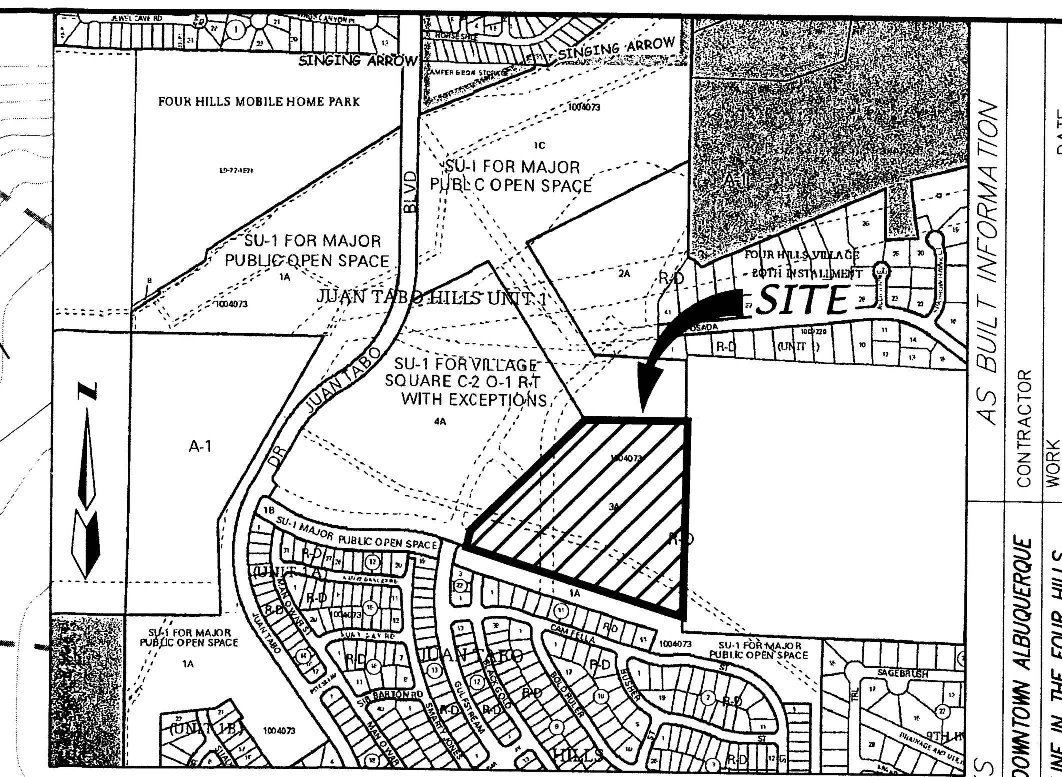
LINE TABLE

LINE	BEARING	LENGTH
L1	N59°38'23"W	96.32'
L2	N30°21'37"E	72.00'
L3	N68°13'20"E	3.82'
L4	N00°53'31"E	13.27'
L5	N01°08'50"E	18.00'
L6	S86°43'49"E	64.80'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	47.50	30.02	90°39'52"	30.37	S15°54'38"E	42.70
C2	319.24	610.00	29°59'09"	163.37	S44°25'52"W	315.61
C3	707.20	690.00	58°43'27"	388.19	N30°03'42"E	676.65
C4	179.11	614.00	16°42'50"	90.20	N81°06'19"W	178.48
C5	357.06	686.00	29°49'21"	182.67	S74°33'04"E	353.05

SHEET 2 OF 2



VICINITY MAP M-22-Z

ACS BENCHMARK

ACS MONUMENT "5-M22" HAVING AN ELEVATION OF 4980.270. A City of Albuquerque 1 3/4" aluminum disk, stamped "ACS BM, 21-E15", epoxied to top of concrete drop inlet, SSE quadrant of Second St. & Vineyard Rd. NW, centered on said drop inlet. Having an elevation of 4980.270.

LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 3-A, JUAN TABO HILLS UNIT 1 as the same is shown and designated on said plat filed for record in the office of County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005c, Page 486 and contains 14.3953 acres more or less.

LEGEND

Symbol	Description
5135	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
TC= / FL=	EXISTING TOP OF CURB / EXISTING FLOWLINE
x 00.00	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER VALVE
OHL	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING FIRE HYDRANT
	EXISTING STORM SEWER MANHOLE
	EXISTING DROP INLET
EX SD	EXISTING STORM DRAIN
GAS	EXISTING GAS LINE
EX WL	EXISTING WATER LINE
	NEW PROPERTY LINE
	NEW LOT LINES
	NEW RIGHT-OF-WAY
	NEW CENTER LINE
	NEW MOUNTABLE CURB & GUTTER
	NEW STANDARD CURB & GUTTER
99.60	NEW SPOT ELEVATION
	NEW SWALE
FP= 99.70	NEW FINISHED PAD ELEVATION
	NEW RUNOFF DIRECTION
	NEW WATER BLOCK
	NEW RETAINING WALL
	NEW STORM DRAIN INLET
	NEW SLOPE
	NEW STORM DRAIN LINE
	NEW STORM DRAIN MANHOLE

BENCH MARKS

STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9' SE OF POWER POLE #SE37 & 186.0' NW OF POWER POLE #60. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975ACS". X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.518 (SLD 1929).

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

SURVEY INFORMATION — FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS	
DESIGN	DATE
DESIGNED BY DLH	DATE 01/12
DRAWN BY ACH	DATE 01/12
CHECKED BY DMG	DATE 01/12

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT - 3A GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756186	M-22-Z	1	2

11057 JTH 3A\GRAD & DRAIN\11057 JTH3A-GD30-R1.dwg\02-09-12\ ACH

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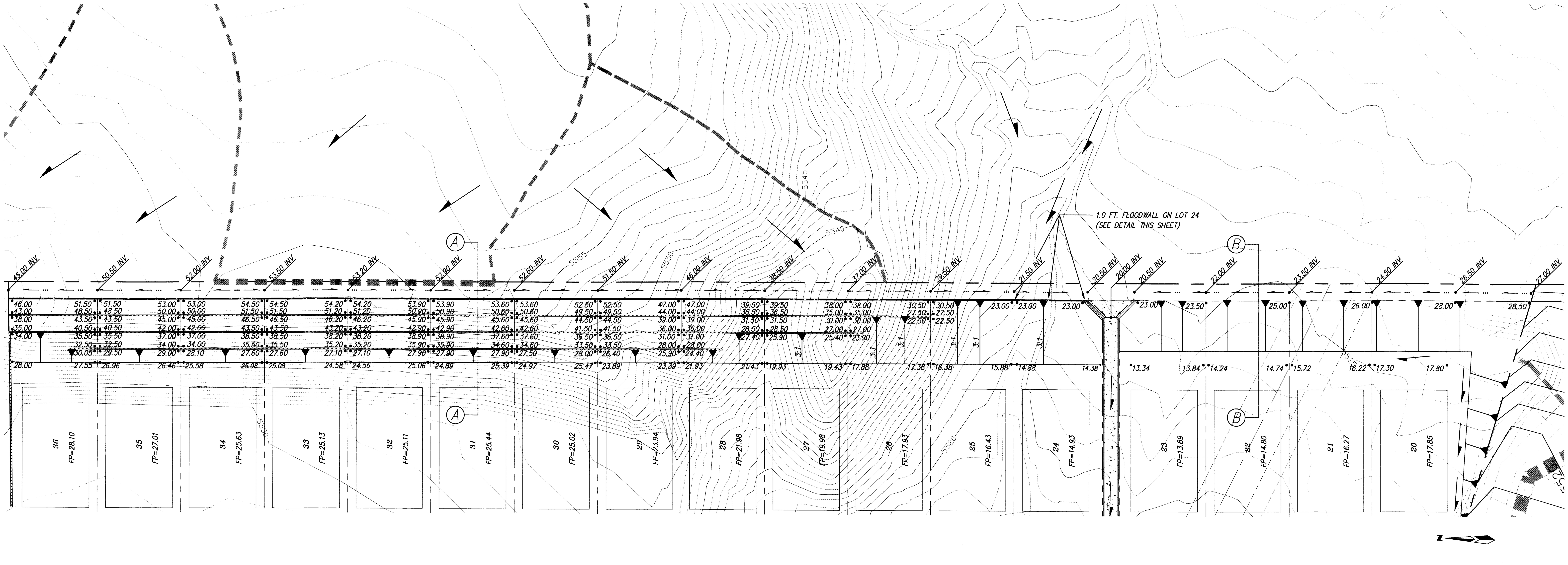
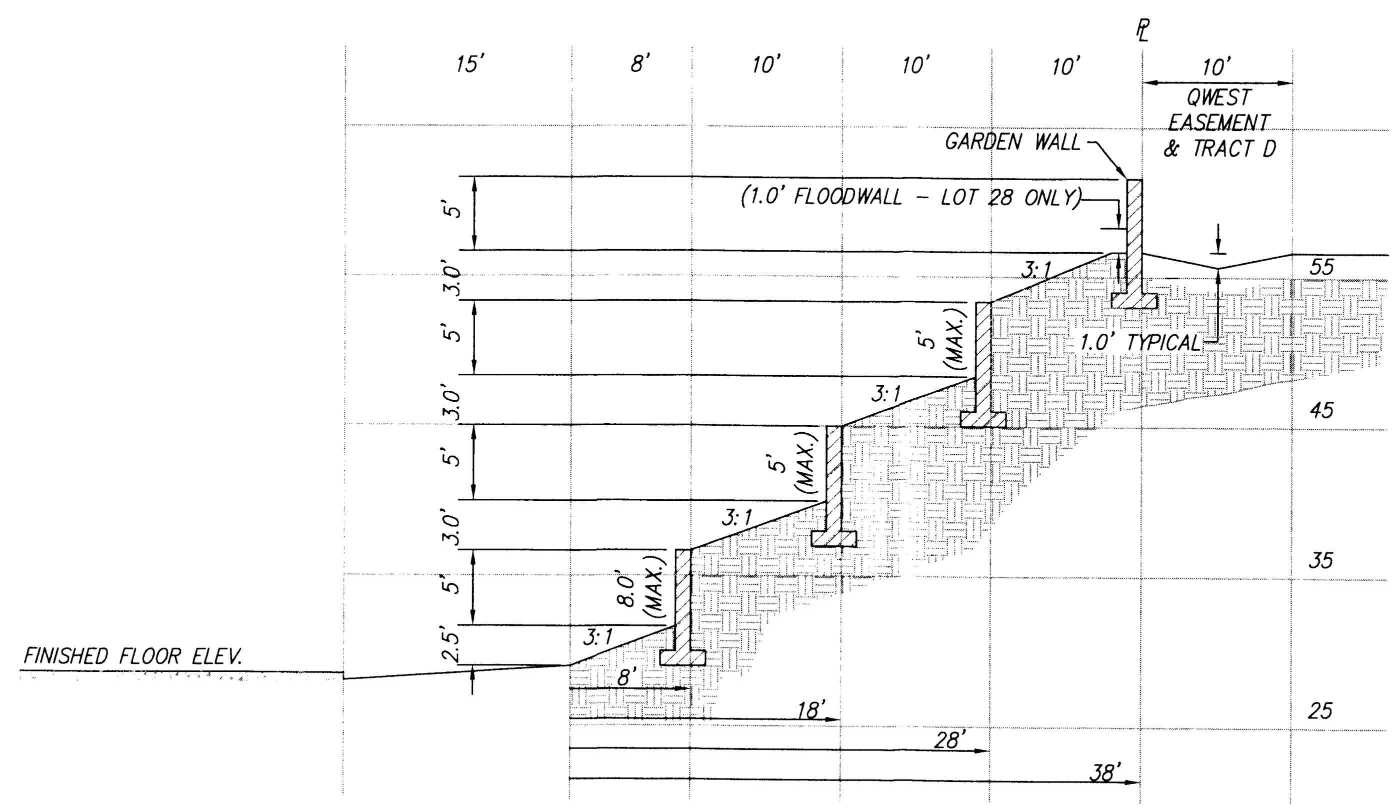
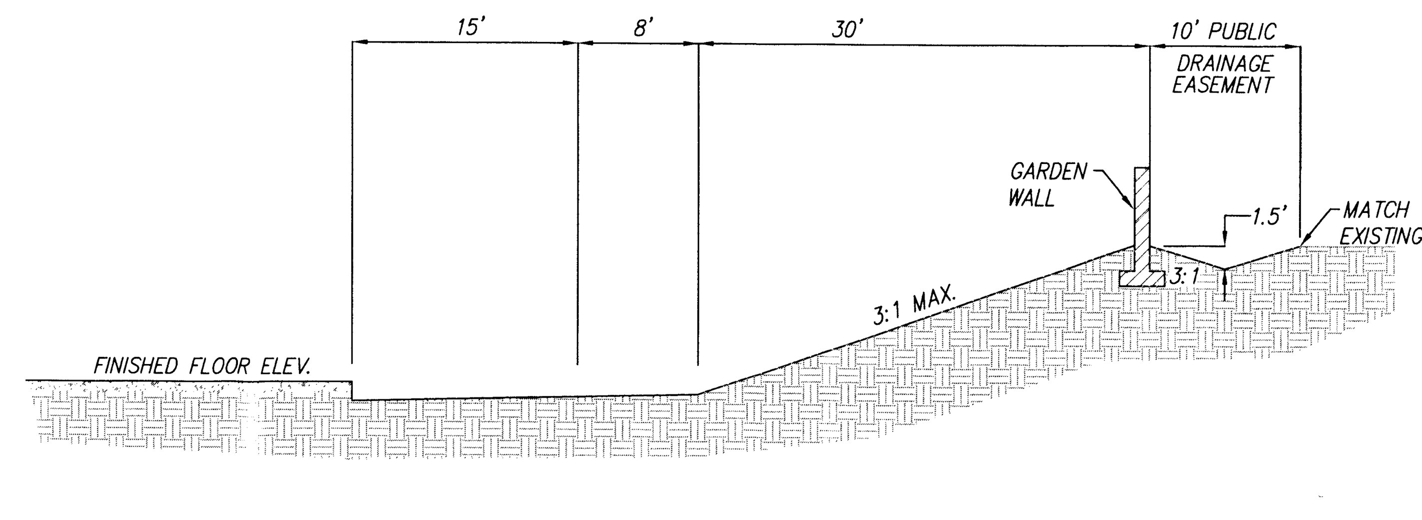




SECTION A-A
RETAINING WALL DETAIL - LOTS 24-36

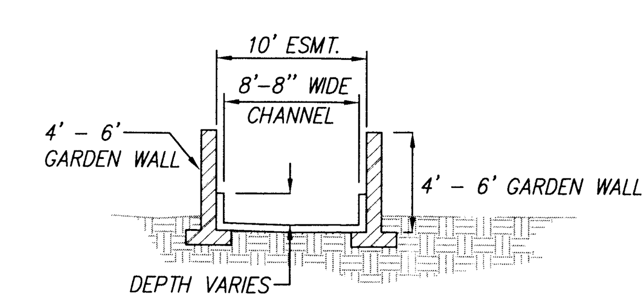
SCALE: 1"=10'

NOTES: LOTS 28-36 HAVE 3 RET. WALLS PLUS 1 GARDEN WALL
LOTS 26-27 HAVE 2 RET. WALLS PLUS 1 GARDEN WALL
LOT 25 HAS 1 GARDEN WALL
LOT 24 HAS 1 GARDEN WALL PLUS 1.0' FLOOD WALL



SECTION B-B
BACKYARD / DRAINAGE EASEMENT - LOTS 20-23

NOTE: DRAINAGE CHANNEL, (PER COA STD DWG #2261), WILL BE DESIGNED DURING DRC PROCESS. SCALE: 1"=10'



DRAINAGE CHANNEL DETAIL

NOTE: DRAINAGE CHANNEL, (PER COA STD DWG #2261), WILL BE DESIGNED DURING DRC PROCESS. SCALE: 1"=10'

AS BUILT INFORMATION

CONTRACTOR | DATE
WORK STAKED BY | DATE
INSPECTOR'S ACCEPTANCE BY | DATE
FIELD VERIFICATION BY | DATE
DRAWINGS CORRECTED BY | DATE

MICRO-FILM INFORMATION

RECORDED BY | DATE
NO.

BENCH MARKS

STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9' SE OF POWER POLE #SE37 & 186.0' NW OF POWER POLE #60. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975ACS". X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.518 (SLD 1929).

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	BY	REMARKS
			REVISIONS

			DATE
DESIGN			
DESIGNED BY	DLH	DATE	01/12
DRAWN BY	ACH	DATE	01/12
CHECKED BY	DMG	DATE	01/12

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT - 3A
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
		LAST DESIGN UPDATE	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756186	M-22-Z	2	2

11057 JTH 3A\GRAD & DRAIN\11057 JTH3A-GD30-R1.dwg DLH

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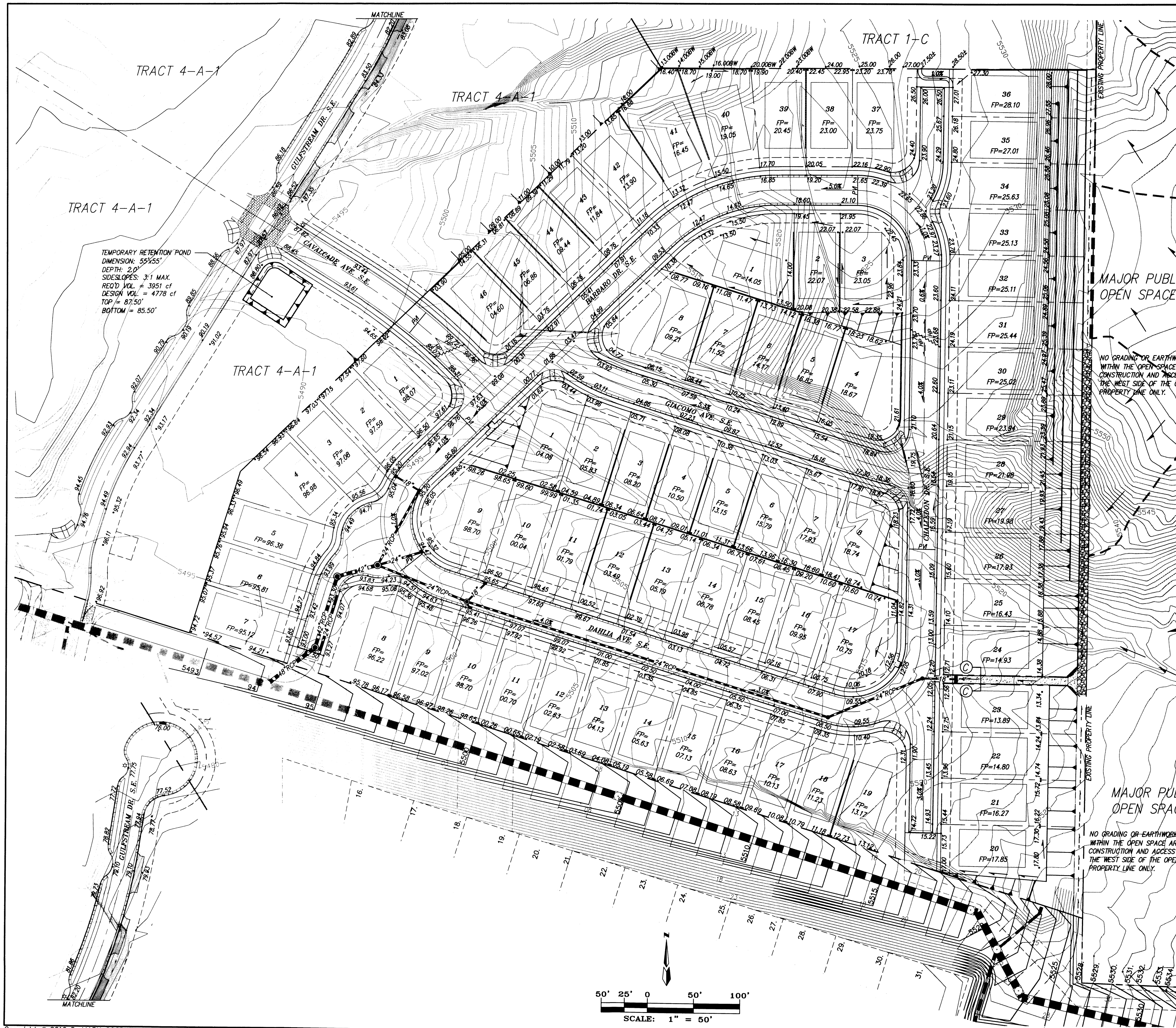

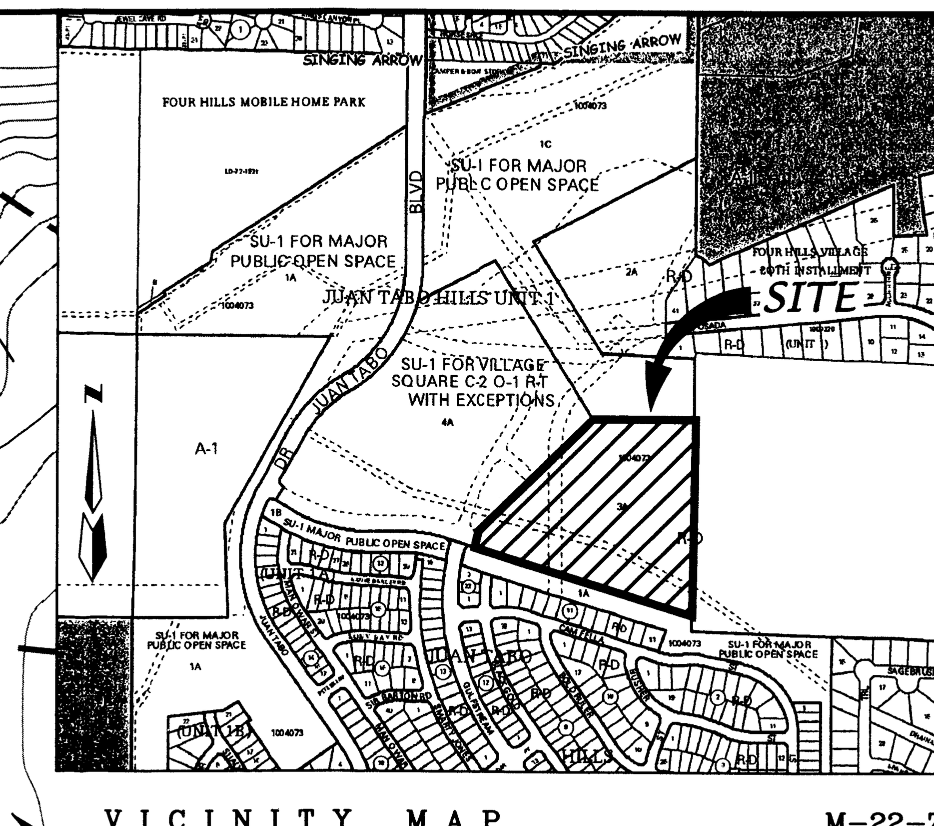

VICINITY MAP M-22-Z

LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 3-A, JUAN TABO HILLS UNIT 1 as the same is shown and designated on said plat filed for record in the office of County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005c, Page 486 and contains 14.3953 acres more or less.

LEGEND

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	EXISTING CONTOUR (MINOR)
TC= FL=	EXISTING TOP OF CURB EXISTING FLOWLINE
x 00.00	EXISTING SPOT ELEVATION
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	EXISTING WATER VALVE
OHL — OHL	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING FIRE HYDRANT
	EXISTING STORM SEWER MANHOLE
	EXISTING DROP INLET
EX.SD	EXISTING STORM DRAIN
GAS — GAS	EXISTING GAS LINE
EX WL	EXISTING WATER LINE
	NEW PROPERTY LINE
	NEW LOT LINES
	NEW RIGHT-OF-WAY
	NEW CENTER LINE
	NEW MOUNTABLE CURB & GUTTER
	NEW STANDARD CURB & GUTTER
99.60 •	NEW SPOT ELEVATION
	NEW SWALE
FP= 99.70	NEW FINISHED PAD ELEVATION
	NEW RUNOFF DIRECTION
	NEW WATER BLOCK
	NEW RETAINING WALL ⚠1
	NEW STORM DRAIN INLET
	NEW SLOPE
	NEW STORM DRAIN LINE
	NEW STORM DRAIN MANHOLE

⚠1 ALL ONSITE RETAINING WALLS SHOWN ON THIS PLAN BUILT BY DEVELOPER AND WILL BE VERIFIED IN THE GRADING CERTIFICATION.

ALL STRUCTURAL ENGINEERING DETAIL DESIGN, CONSTRUCTION AND PERMITTING TO BE THE RESPONSIBILITY AND COMPLETED BY OTHERS.

NO GRADING OR EARTHWORK DISTURBANCE WITHIN THE OPEN SPACE AREA. ALL WORK CONSTRUCTION AND ACCESS SHALL BE ON THE WEST SIDE OF THE OPEN SPACE PROPERTY LINE ONLY.

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

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SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

100439

ENGINEER'S SEAL

NO.	DATE	BY	REMARKS

REVISIONS

DESIGN		
DESIGNED BY	DLH	DATE 01/12
DRAWN BY	ACH	DATE 01/12
CHECKED BY	DMG	DATE 01/12

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:

JUAN TABO HILLS UNIT - 3A GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756186	M-22-Z	1	2

11057 JTH 3A\GRAD & DRAIN\11057 JTH3A-GD30-R3.dwg\04-3-12\ ACH

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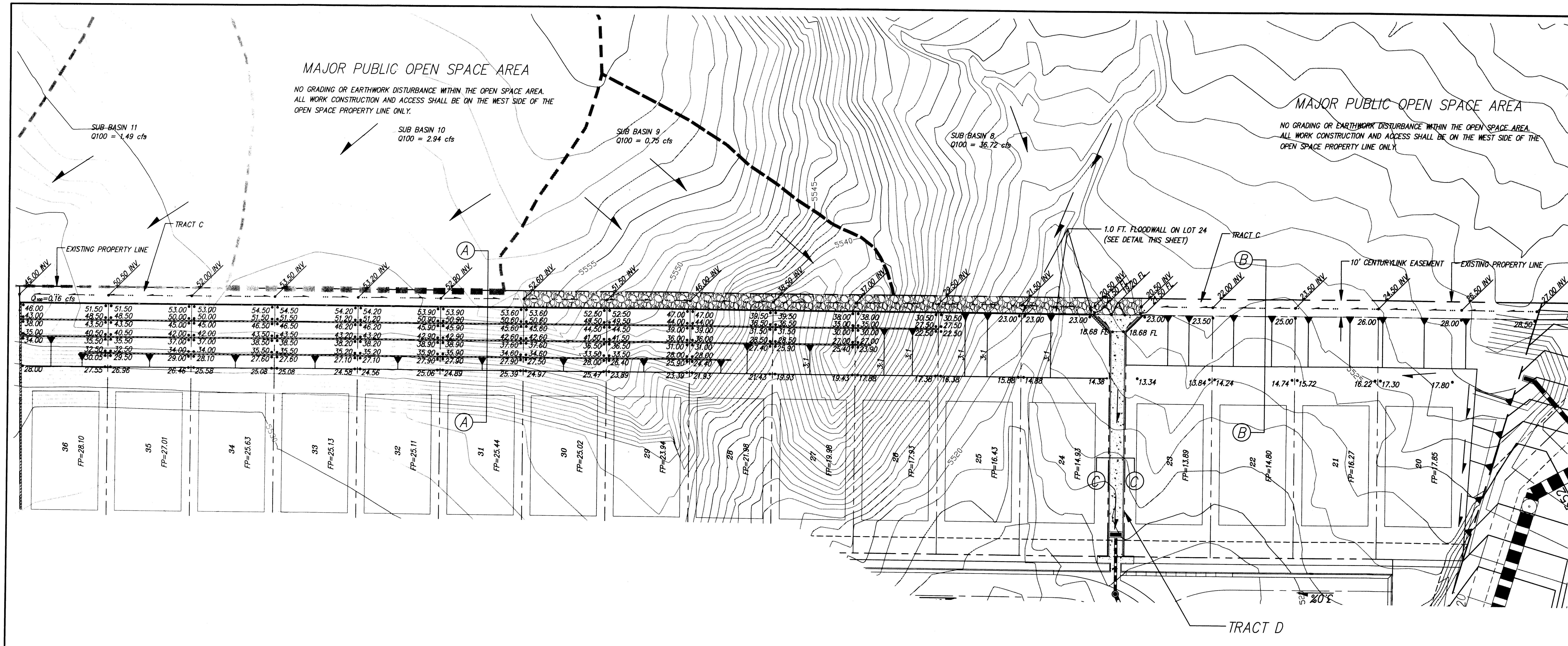
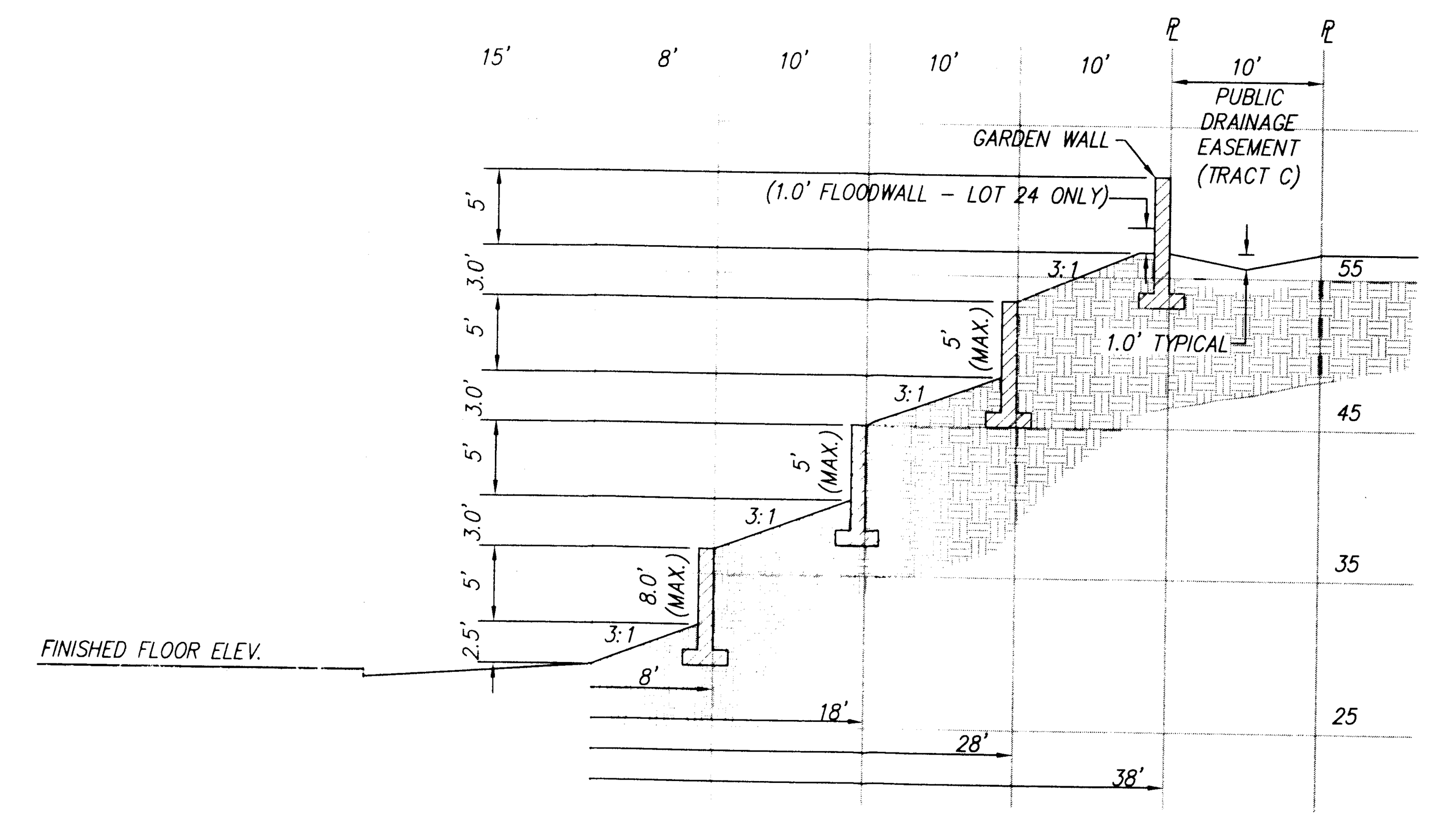
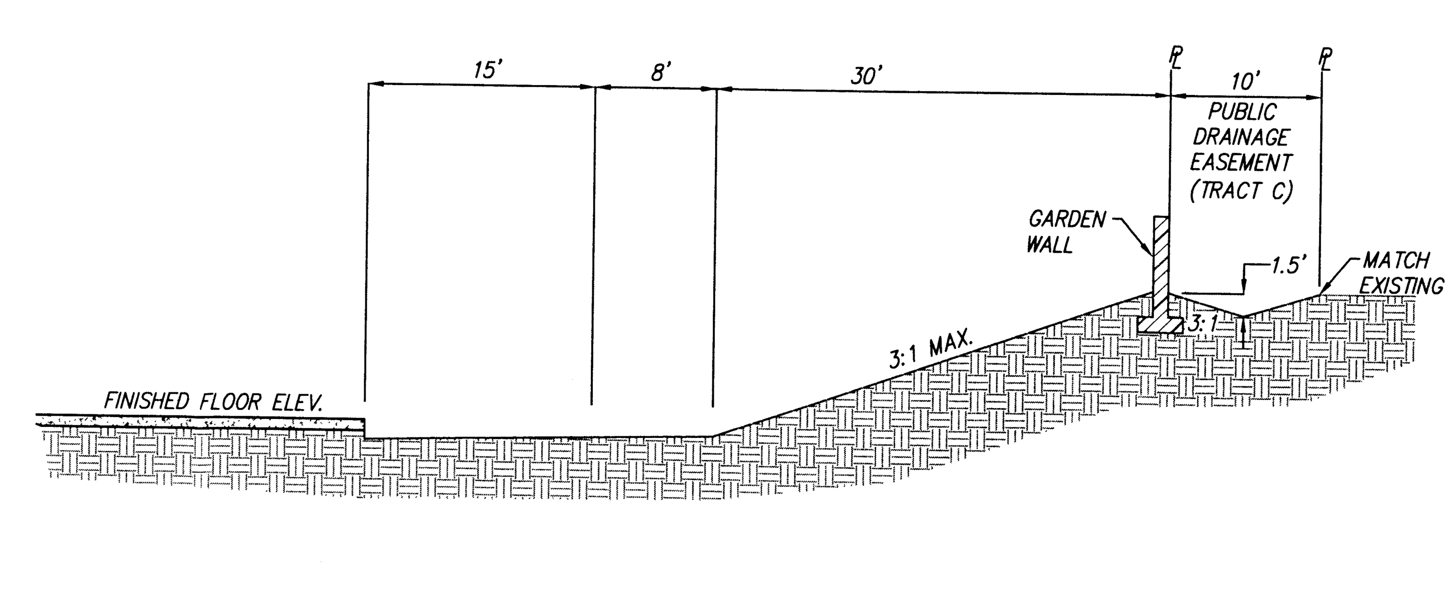




RETAINING WALL DETAIL - LOTS 24-36 (SECTION A-A)

SCALE: 1"=10'

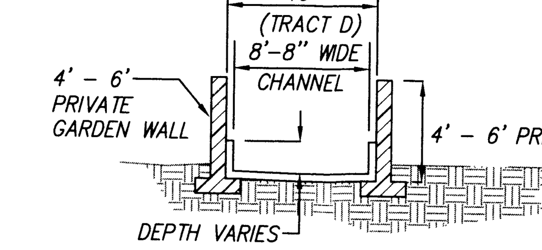
NOTES: LOTS 28-36 HAVE 3 RET. WALLS PLUS 1 GARDEN WALL
LOTS 26-27 HAVE 2 RET. WALLS PLUS 1 GARDEN WALL
LOT 25 HAS 1 GARDEN WALL
LOT 24 HAS 1 GARDEN WALL PLUS 1.0' FLOOD WALL



BACKYARD / DRAINAGE EASEMENT - LOTS 20-23 (SECTION B-B)

NOTE: DRAINAGE CHANNEL, (PER COA STD DWG #2261), WILL BE DESIGNED DURING DRC PROCESS.

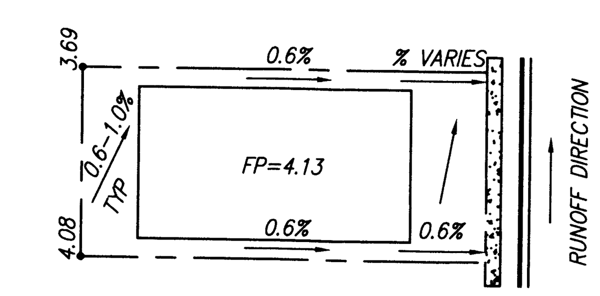
SCALE: 1"=10'



DRAINAGE CHANNEL DETAIL (SECTION C-C)

NOTE: DRAINAGE CHANNEL, (PER COA STD DWG #2261), WILL BE DESIGNED DURING DRC PROCESS.

SCALE: 1"=10'



TYPICAL LOT GRADING SCHEME

SCALE: 1" = 30'

NOTES:

1. TRACTS C AND D ARE OWNED AND MAINTAINED BY HOA AND ARE ENCUMBERED WITH A BLANKET PUBLIC DRAINAGE EASEMENT.
2. OFFSITE SUB BASINS 8, 9, 10, 11 FROM THE JTH DRAINAGE PLAN. (MARCH 2005).

BENCH MARKS

STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9' SE OF POWER POLE #SE37 & 186.0' NW OF POWER POLE #60. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975ACS". X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.518 (SLD 1929).

AS BUILT INFORMATION: CONTRACTOR / DATE; WORK STAKED BY / DATE; INSPECTOR'S ACCEPTANCE BY / DATE; FIELD VERIFICATION BY / DATE; DRAWINGS CORRECTED BY / DATE

MICRO-FILM INFORMATION: RECORDED BY / DATE; NO.

SURVEY INFORMATION: FIELD NOTES; NO. / BY / DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS / REVISIONS	BY

DESIGN		DATE
DESIGNED BY	DLH	01/12
DRAWN BY	ACH	01/12
CHECKED BY	DMG	01/12

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT - 3A GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756186	M-22-Z	2	2

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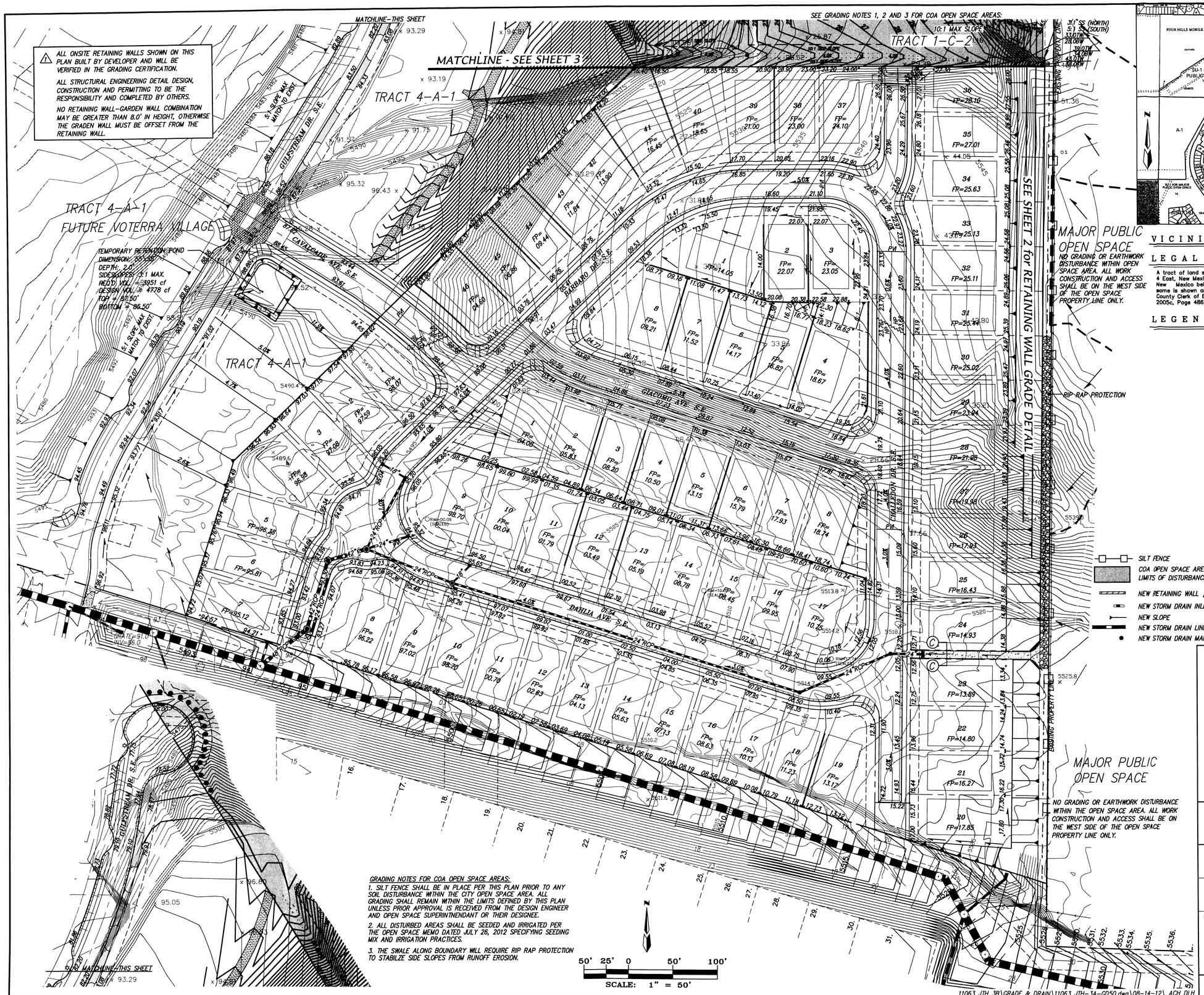
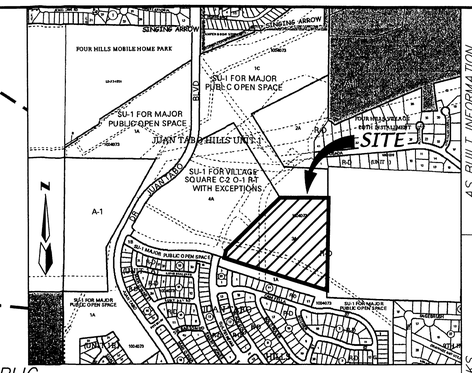
11057 JTH 3A\GRAD & DRAIN\11057 JTH3A-GD30-R3.dwg\04-3-12\ ACH DLH



ALL ONSITE RETAINING WALLS SHOWN ON THIS PLAN BUILT BY DEVELOPER AND WILL BE VERIFIED IN THE GRADING CERTIFICATION.

ALL STRUCTURAL ENGINEERING DETAIL DESIGN, CONSTRUCTION AND PERMITTING TO BE THE RESPONSIBILITY AND COMPLETED BY OTHERS.

NO RETAINING WALL-GARDEN WALL COMBINATION MAY BE GREATER THAN 8.0' IN HEIGHT, OTHERWISE THE GRADEN WALL MUST BE OFFSET FROM THE RETAINING WALL.



VICINITY MAP M-22-Z

LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 3-A, JUAN TABO HILLS UNIT 1 as the same is shown and designated on said plat filed for record in the office of County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005c, Page 486 and contains 14.3953 acres more or less.

LEGEND

5135	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
TC= / FL=	EXISTING TOP OF CURB / EXISTING FLOWLINE
x 00.00	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER VALVE
OHL	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING FIRE HYDRANT
	EXISTING STORM SEWER MANHOLE
	EXISTING DROP INLET
EX.SD	EXISTING STORM DRAIN
GAS	EXISTING GAS LINE
EX. WL	EXISTING WATER LINE
	NEW PROPERTY LINE
	NEW LOT LINES
	NEW RIGHT-OF-WAY
	NEW CENTER LINE
	NEW MOUNTABLE CURB & GUTTER
	NEW STANDARD CURB & GUTTER
99.60 •	NEW SPOT ELEVATION
	NEW SWALE
FP= 99.70	NEW FINISHED PAD ELEVATION
	NEW RUNOFF DIRECTION
	NEW WATER BLOCK
	SILT FENCE
	COA OPEN SPACE AREA LIMITS OF DISTURBANCE
	NEW RETAINING WALL
	NEW STORM DRAIN INLET
	NEW SLOPE
	NEW STORM DRAIN LINE
	NEW STORM DRAIN MANHOLE

AS BUILT INFORMATION

CONTRACTOR | DATE
WORK STAKED BY | DATE
AS-BUILT BY | DATE
ACCEPTANCE BY | DATE
FIELD VERIFICATION BY | DATE
DRAWINGS CORRECTED BY | DATE
MICRO-FILM INFORMATION
RECORDED BY | DATE
NO.

BENCH MARKS

STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9' SE OF POWER POLE #237 & 186.0' NW OF POWER POLE #60. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975ACS". X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.518 (SLD 1929).

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGN		01/12
DESIGNED BY	DLH	01/12
DRAWN BY	ACH	01/12
CHECKED BY	DMG	01/12

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:

JUAN TABO HILLS UNIT - 3A GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756186	M-22-Z	1	4

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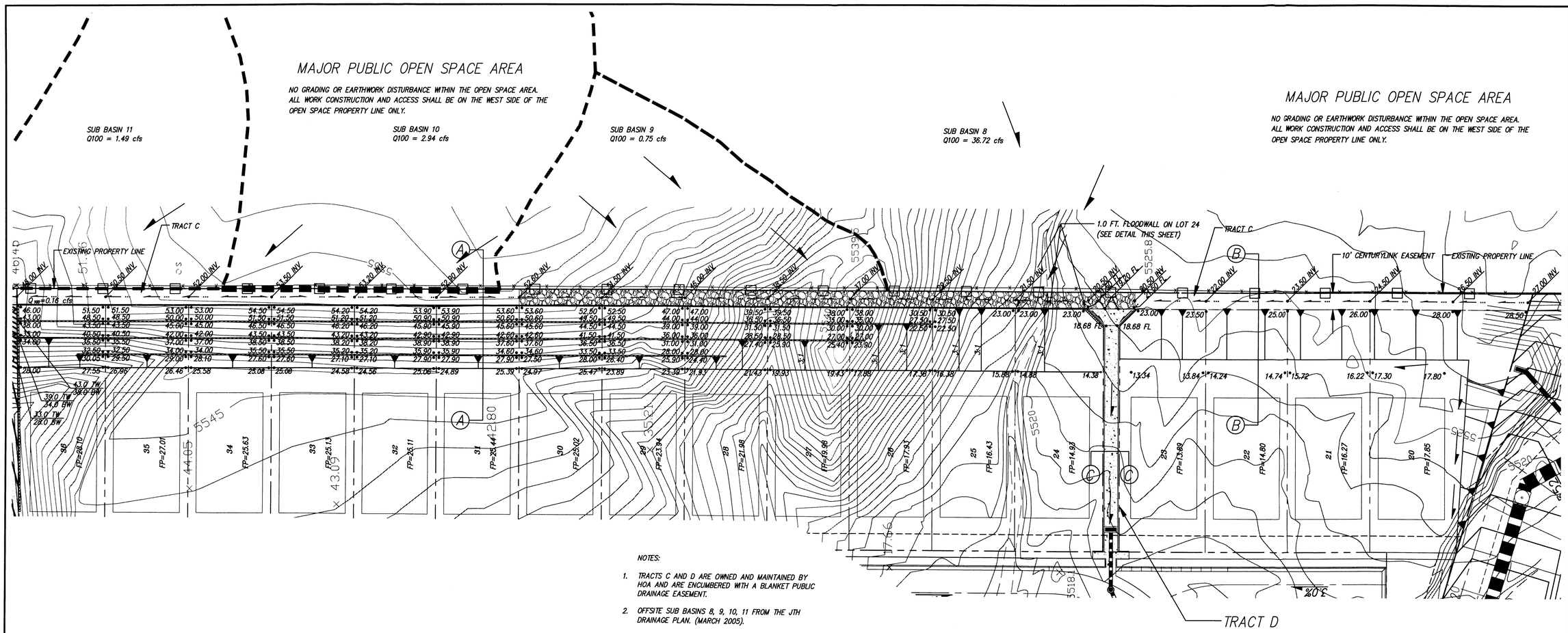
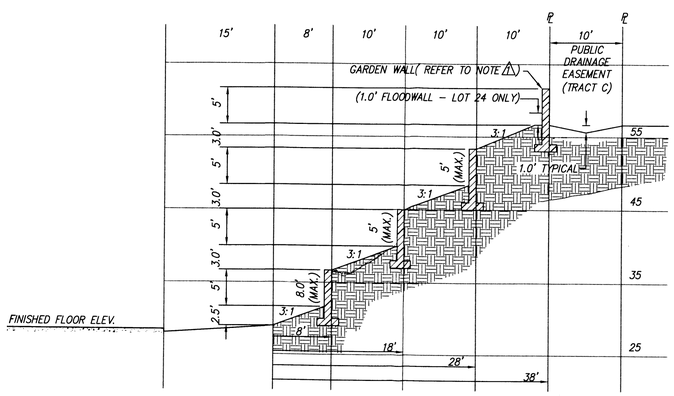
F:\ALL\2085\A11063 JTH 3B\GRADE & DRAIN\A11063-JTH-3A-GD50.dwg, 9/20/2012 12:54:58 PM, stephen



NOTES:

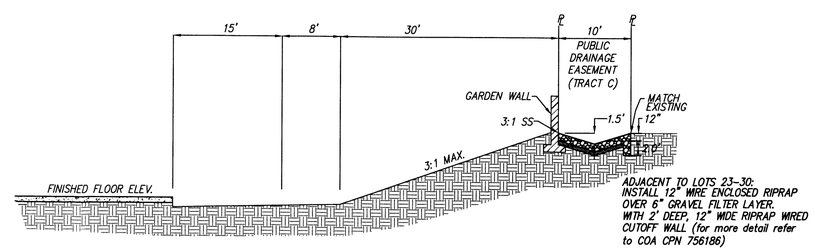
1. TRACTS C AND D ARE OWNED AND MAINTAINED BY HOA AND ARE ENCUMBERED WITH A BLANKET PUBLIC DRAINAGE EASEMENT.
2. OFFSITE SUB BASINS 8, 9, 10, 11 FROM THE JTH DRAINAGE PLAN. (MARCH 2005).



RETAINING WALL DETAIL – LOTS 24-36 (SECTION A-A)

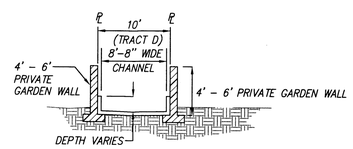
SCALE: 1"=10'

NOTES: LOTS 28-36 HAVE 3 RET. WALLS PLUS 1 GARDEN WALL
LOTS 26-27 HAVE 2 RET. WALLS PLUS 1 GARDEN WALL
LOT 25 HAS 1 GARDEN WALL
LOT 24 HAS 1 GARDEN WALL PLUS 1.0' FLOOD WALL



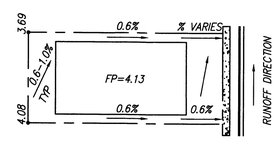
BACKYARD / DRAINAGE EASEMENT – LOTS 20-23 (SECTION B-B)

NOTE: DRAINAGE CHANNEL, (PER COA STD DWG #2261), WILL BE DESIGNED DURING DRC PROCESS. SCALE: 1"=10'



DRAINAGE CHANNEL DETAIL (SECTION C-C)

NOTE: DRAINAGE CHANNEL, (PER COA STD DWG #2261), WILL BE DESIGNED DURING DRC PROCESS. SCALE: 1"=10'



TYPICAL LOT GRADING SCHEME

30 15 0 30 60

SCALE: 1" = 30'

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

STATION "S-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9' SE OF POWER POLE #S37 & 186.0' NW OF POWER POLE #S0.
STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "S-M22, 1975ACS".
X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.518 (SLD 1929).

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	DLH	01/12
DRAWN BY	ACH	01/12
CHECKED BY	DMG	01/12

dmg MARK GOODWIN & ASSOCIATES, P.A.
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:

JUAN TABO HILLS UNIT - 3A GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756186	M-22-Z	2	4

11063 JTH 3B\GRADE & DRAIN\11063 JTH3A-GD50.dwg\08-14-12\ ACH DLH

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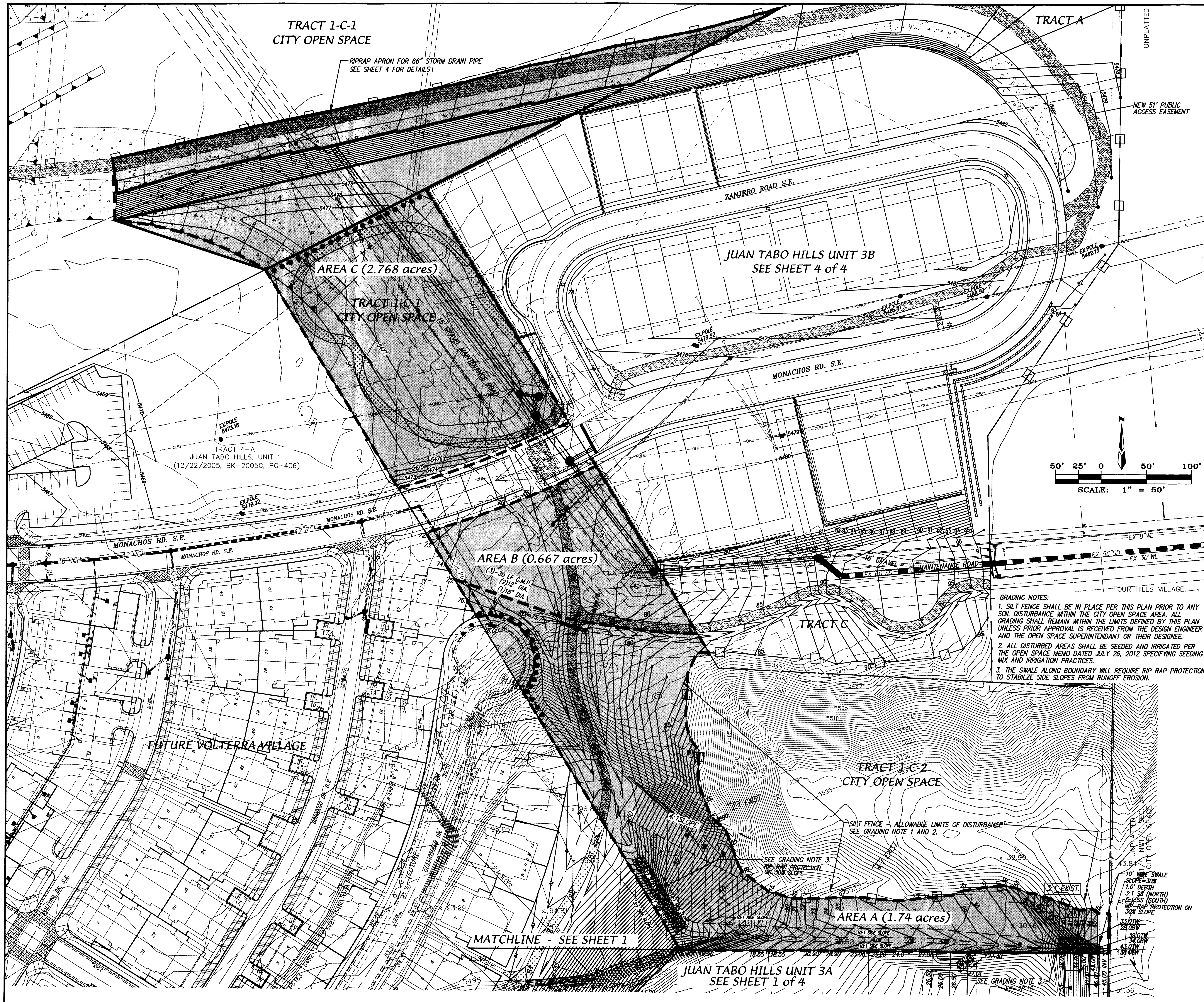
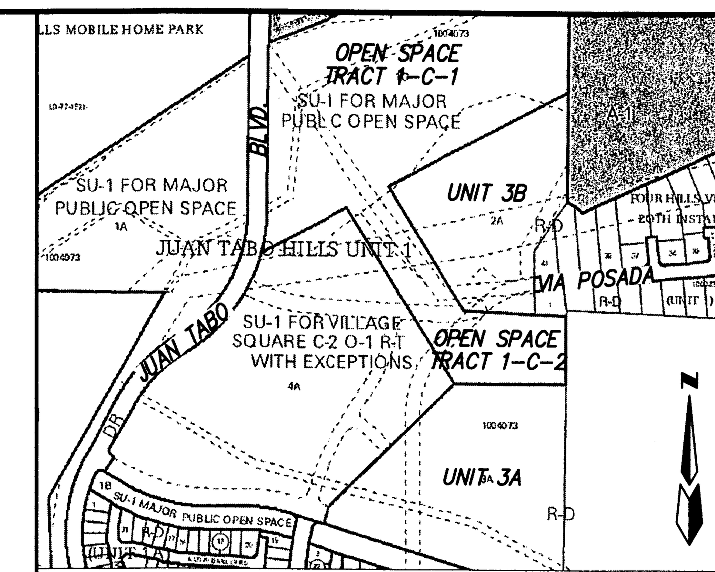


GRADING NOTES:

1. SILT FENCE SHALL BE IN PLACE PER THIS PLAN PRIOR TO ANY SOIL DISTURBANCE WITHIN THE CITY OPEN SPACE AREA. ALL GRADING SHALL REMAIN WITHIN THE LIMITS DEFINED BY THIS PLAN UNLESS PRIOR APPROVAL IS RECEIVED FROM THE DESIGN ENGINEER AND THE OPEN SPACE SUPERINTENDANT OR THEIR DESIGNEE.
2. ALL DISTURBED AREAS SHALL BE SEEDED AND IRRIGATED PER THE OPEN SPACE MEMO DATED JULY 26, 2012 SPECIFYING SEEDING MIX AND IRRIGATION PRACTICES.
3. THE SWALE ALONG BOUNDARY WILL REQUIRE RIP RAP PROTECTION TO STABILZE SIDE SLOPES FROM RUNOFF EROSION.



VICINITY MAP ZONE MAP: M-22-Z

LEGEND

5135	EXIST. CONTOUR (MAJOR)
	EXIST. CONTOUR (MINOR)
TC= FL=	EXIST. TOP OF CURB / EXIST. FLOWLINE
x 00.00	EXIST. SPOT ELEVATION
	EXIST. CURB AND GUTTER
	EXIST. SANITARY SEWER MANHOLE
	EXIST. WATER VALVE
OHL	EXIST. OVERHEAD ELECTRIC LINE
	EXIST. POWER POLE
	EXIST. TELEPHONE PEDESTAL
	EXIST. FIRE HYDRANT
	EXIST. STORM SEWER MANHOLE
	EXIST. DROP INLET
EX.SD	EXIST. STORM DRAIN
GAS	EXIST. GAS LINE
	EXIST. WATER LINE
	EXIST. POWER POLE
	NEW PROPERTY LINE
	NEW LOT LINES
	NEW RIGHT-OF-WAY
	NEW CENTER LINE
	NEW CURB & GUTTER
	NEW SIDEWALK
	NEW RETAINING WALL
	NEW CONTOURS
	COA OPEN SPACE AREA LIMITS OF DISTURBANCE
	NEW 10' TRAIL
	NEW 15' TEMPORARY ACCESS ROAD
	NEW SILT FENCE
● ● ● ● ●	LARGE BOULDERS

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

AS BUILT INFORMATION

CONTRACTOR / WORK STARTED BY / DATE; INSPECTOR'S ACCEPTANCE BY / DATE; FIELD VERIFICATION BY / DATE; DRAWINGS CORRECTED BY / DATE

MICRO-FILM INFORMATION: RECORDED BY / DATE / NO.

BENCH MARKS

STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9' SE OF POWER POLE #5E37 & 186.0' NW OF POWER POLE #60. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975ACS". X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.518 (SLD 1929)

SURVEY INFORMATION: FIELD NOTES — NO. / BY / DATE

ENGINEER'S SEAL

REMARKS: NO. / DATE / REVISIONS / BY

DESIGN	DATE	02/09
DESIGNED BY G/K	DATE	02/09
DRAWN BY ACH	DATE	02/09
CHECKED BY DMG		

MARK GOODWIN & ASSOCIATES, P.A.
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ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: *JUAN TABO HILLS UNIT 3B*
OPEN SPACE GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756187	M-21-Z/M-22-Z	3	4

F:\A11JOBS\A11063 JTH 3B\GRADE & DRAIN\A11063-OPEN SPACE-GD2.dwg\08-16-12\DER ACH DLH

F:\A11JOBS\A11063 JTH 3B\GRADE & DRAIN\A11063-OPEN SPACE-GD2.dwg, 9/20/2012 2:20:31 PM, stephen

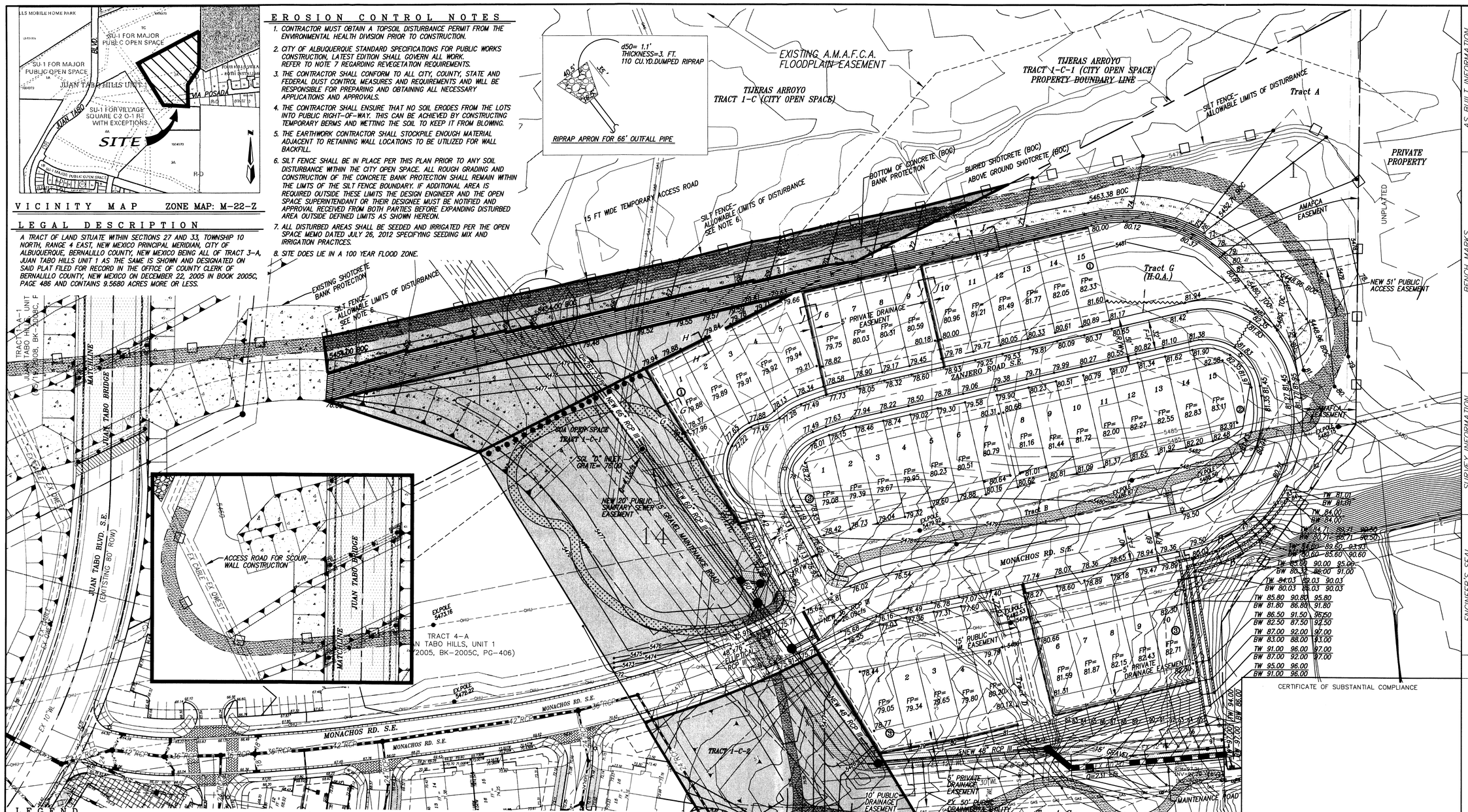
VICINITY MAP ZONE MAP: M-22-Z

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN SECTIONS 27 AND 33, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF TRACT 3-A, JUAN TABO HILLS UNIT 1 AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 2005 IN BOOK 2005C, PAGE 486 AND CONTAINS 9.5680 ACRES MORE OR LESS.

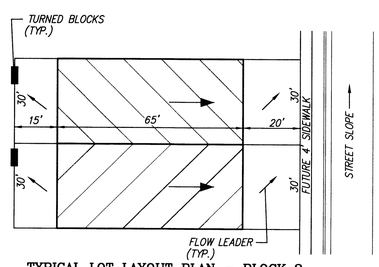
EROSION CONTROL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK. REFER TO NOTE 7 REGARDING REVEGETATION REQUIREMENTS.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SILT FENCE SHALL BE IN PLACE PER THIS PLAN PRIOR TO ANY SOIL DISTURBANCE WITHIN THE CITY OPEN SPACE. ALL ROUGH GRADING AND CONSTRUCTION OF THE CONCRETE BANK PROTECTION SHALL REMAIN WITHIN THE LIMITS OF THE SILT FENCE BOUNDARY. IF ADDITIONAL AREA IS REQUIRED OUTSIDE THESE LIMITS THE DESIGN ENGINEER AND THE OPEN SPACE SUPERINTENDANT OR THEIR DESIGNEE MUST BE NOTIFIED AND APPROVAL RECEIVED FROM BOTH PARTIES BEFORE EXPANDING DISTURBED AREA OUTSIDE DEFINED LIMITS AS SHOWN HEREON.
7. ALL DISTURBED AREAS SHALL BE SEEDED AND IRRIGATED PER THE OPEN SPACE MEMO DATED JULY 26, 2012 SPECIFYING SEEDING MIX AND IRRIGATION PRACTICES.
8. SITE DOES LIE IN A 100 YEAR FLOOD ZONE.

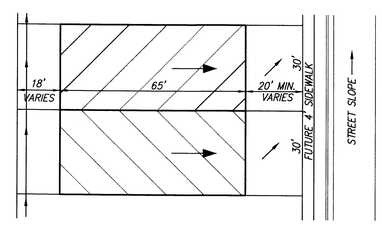


LEGEND

5135	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
TC= FL=	EXISTING TOP OF CURB EXISTING FLOWLINE
× 00.00	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER VALVE
OHL	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING FIRE HYDRANT
	EXISTING STORM SEWER MANHOLE
	EXISTING DROP INLET
EX.SD	EXISTING STORM DRAIN
GAS	EXISTING GAS LINE
	SILT FENCE
	LARGE BOULDERS
	EXISTING WATER LINE
	EXISTING POWER POLE
	NEW PROPERTY LINE
	NEW LOT LINES
	NEW RIGHT-OF-WAY
	NEW CENTER LINE
	NEW CURB & GUTTER
	NEW SIDEWALK
	NEW RETAINING WALL
	NEW CONTOURS
	NEW WATER BREAK
	NEW SLOPE
	NEW FLOW
• 87.97	NEW SPOTS
	SOFT SURFACE – ACCESS ROAD OR TRAIL
5480.00 BOC	BOTTOM OF SHOT-CONCRETE
5448.00 TOC	BOTTOM OF SHOT-CONCRETE



TYPICAL LOT LAYOUT PLAN – BLOCK 2
N.T.S.



TYPICAL LOT LAYOUT PLAN – BLOCKS 1 & 3
N.T.S.

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

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MICRO-FILM INFORMATION

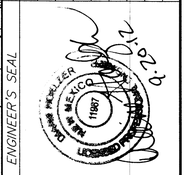
RECORDED BY	DATE
NO.	

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL



NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	GJK	DATE 02/09
DRAWN BY	ACH	DATE 02/09
CHECKED BY	DMG	DATE 02/09

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT 3B
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756187	M-21-Z/M-22-Z	4	4

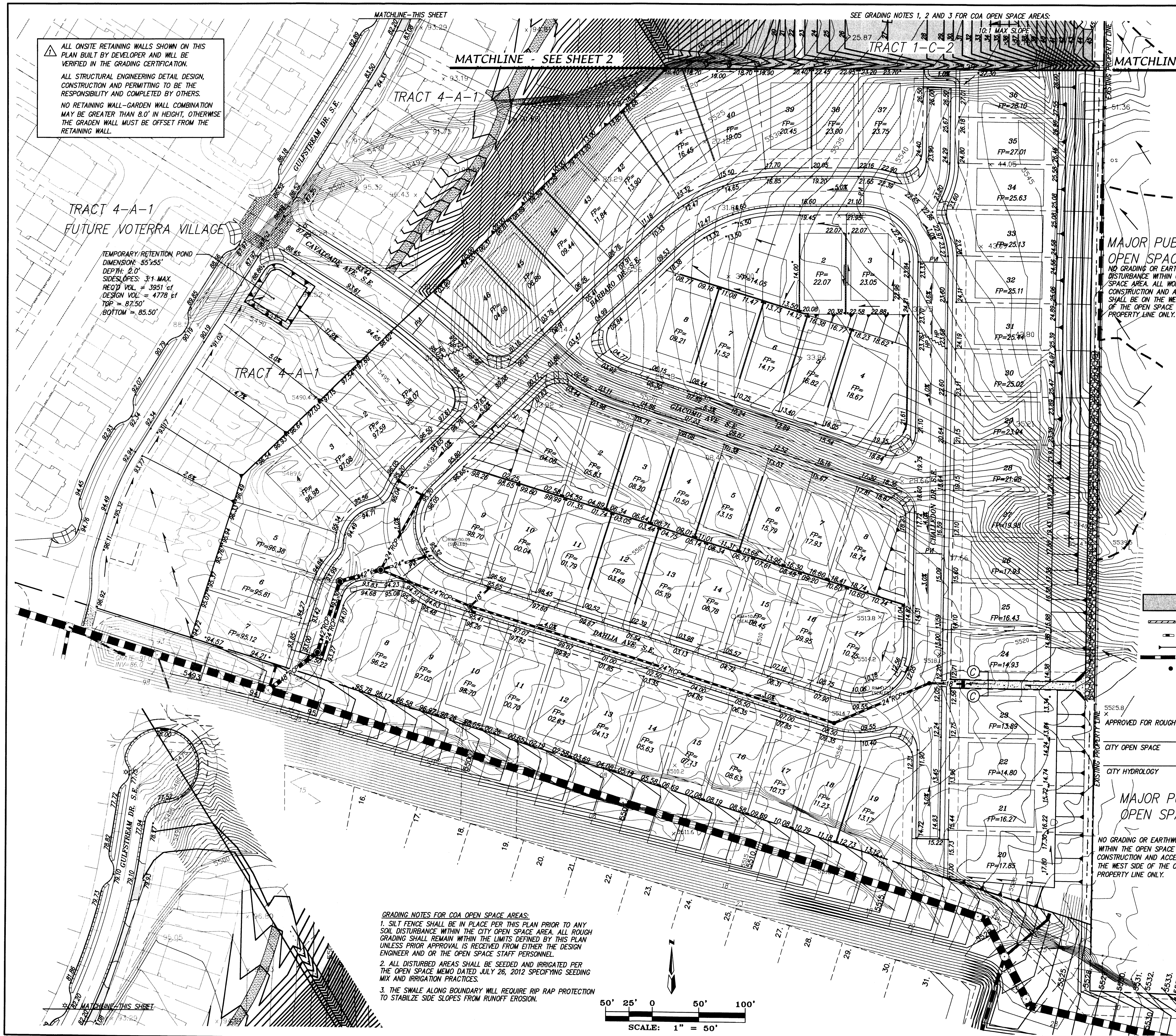
F:\A11JOBS\A11063 JTH 3B\GRADE & DRAIN\A11063-JTH-U3B-GD50.dwg\08-14-12\DER ACH DLH

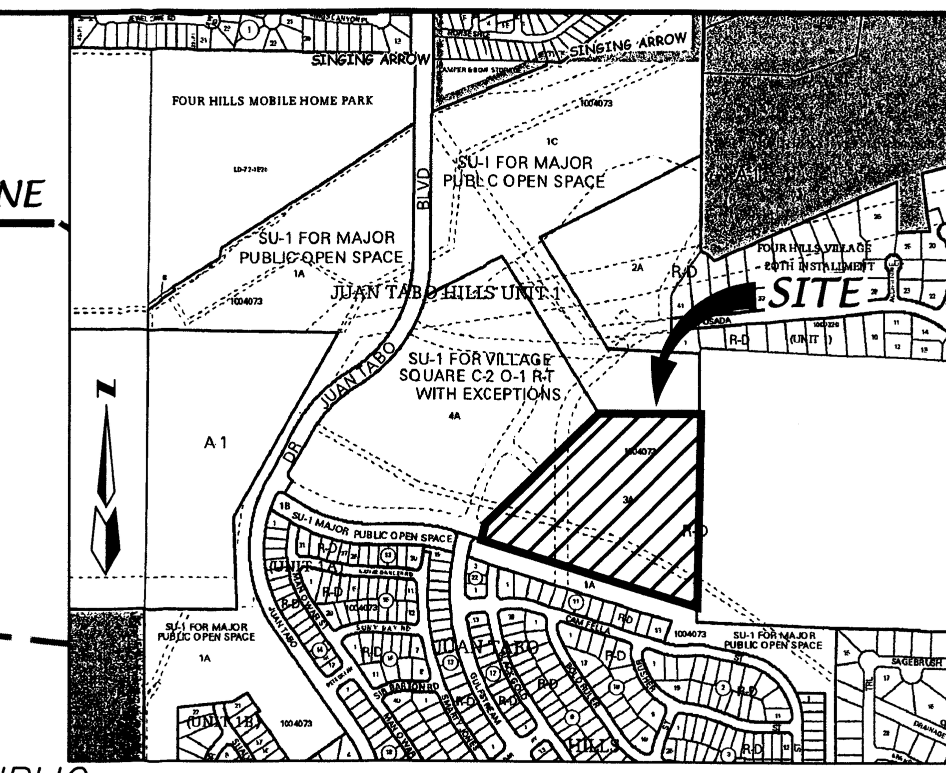
F:\A11JOBS\A11063 JTH 3B\GRADE & DRAIN\A11063-JTH-U3B-GD50.dwg, 9/20/2012 3:17:54 PM, stephen

ALL ONSITE RETAINING WALLS SHOWN ON THIS PLAN BUILT BY DEVELOPER AND WILL BE VERIFIED IN THE GRADING CERTIFICATION.

ALL STRUCTURAL ENGINEERING DETAIL DESIGN, CONSTRUCTION AND PERMITTING TO BE THE RESPONSIBILITY AND COMPLETED BY OTHERS.

NO RETAINING WALL-GARDEN WALL COMBINATION MAY BE GREATER THAN 8.0' IN HEIGHT, OTHERWISE THE GRADEN WALL MUST BE OFFSET FROM THE RETAINING WALL.





VICINITY MAP M-22-Z

LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 3-A, JUAN TABO HILLS UNIT 1 as the same is shown and designated on said plat filed for record in the office of County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005c, Page 486 and contains 14.3953 acres more or less.

LEGEND

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	EXISTING CONTOUR (MINOR)
TC= FL=	EXISTING TOP OF CURB EXISTING FLOWLINE
× 00.00	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER VALVE
—OHL— —OHL—	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING FIRE HYDRANT
	EXISTING STORM SEWER MANHOLE
	EXISTING DROP INLET
EX.SD	EXISTING STORM DRAIN
—GAS— —GAS—	EXISTING GAS LINE
—EX WL—	EXISTING WATER LINE
	NEW PROPERTY LINE
	NEW LOT LINES
	NEW RIGHT-OF-WAY
	NEW CENTER LINE
COA OPEN SPACE AREA LIMITS OF DISTURBANCE	NEW MOUNTABLE CURB & GUTTER
	NEW STANDARD CURB & GUTTER
NEW RETAINING WALL	99.60 • NEW SPOT ELEVATION
NEW STORM DRAIN INLET	NEW SWALE
NEW SLOPE	FP= 99.70 NEW FINISHED PAD ELEVATION
NEW STORM DRAIN LINE	NEW RUNOFF DIRECTION
NEW STORM DRAIN MANHOLE	NEW WATER BLOCK

GRADING NOTES FOR COA OPEN SPACE AREAS:

1. SILT FENCE SHALL BE IN PLACE PER THIS PLAN PRIOR TO ANY SOIL DISTURBANCE WITHIN THE CITY OPEN SPACE AREA. ALL ROUGH GRADING SHALL REMAIN WITHIN THE LIMITS DEFINED BY THIS PLAN UNLESS PRIOR APPROVAL IS RECEIVED FROM EITHER THE DESIGN ENGINEER AND OR THE OPEN SPACE STAFF PERSONNEL.
2. ALL DISTURBED AREAS SHALL BE SEEDED AND IRRIGATED PER THE OPEN SPACE MEMO DATED JULY 26, 2012 SPECIFYING SEEDING MIX AND IRRIGATION PRACTICES.
3. THE SWALE ALONG BOUNDARY WILL REQUIRE RIP RAP PROTECTION TO STABILZE SIDE SLOPES FROM RUNOFF EROSION.

BENCH MARKS

STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9' SE OF POWER POLE #EE37 & 186.0' NW OF POWER POLE #60. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND, STATION IS STAMPED "5-M22, 1975ACS". X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.518 (SLD 1929).

AS BUILT INFORMATION: CONTRACTOR / DATE; WORK STAKED BY / DATE; INSPECTOR'S ACCEPTANCE BY / DATE; FIELD VERIFICATION BY / DATE; DRAWINGS CORRECTED BY / DATE

MICRO-FILM INFORMATION: RECORDED BY / DATE / NO.

SURVEY INFORMATION: FIELD NOTES — NO. / BY / DATE

ENGINEER'S SEAL: DAVID M. GOODWIN, NEW MEXICO, 11987, LICENSED PROFESSIONAL ENGINEER — 7-31-12

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

APPROVED FOR ROUGH GRADING:

CITY OPEN SPACE DATE

CITY HYDROLOGY DATE

NO.	DATE	REVISIONS / REMARKS	BY
		DESIGN	
DESIGNED BY	DLH	DATE	01/12
DRAWN BY	ACH	DATE	01/12
CHECKED BY	DMG	DATE	01/12

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT - 3A / 3B / Open Space GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
		LAST DESIGN UPDATE	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756186	M-22-Z	1	3

11063 JTH 3B\GRADE & DRAIN\11063 JTH-3A-GD30.dwg\07-29-12\ ACH DLH

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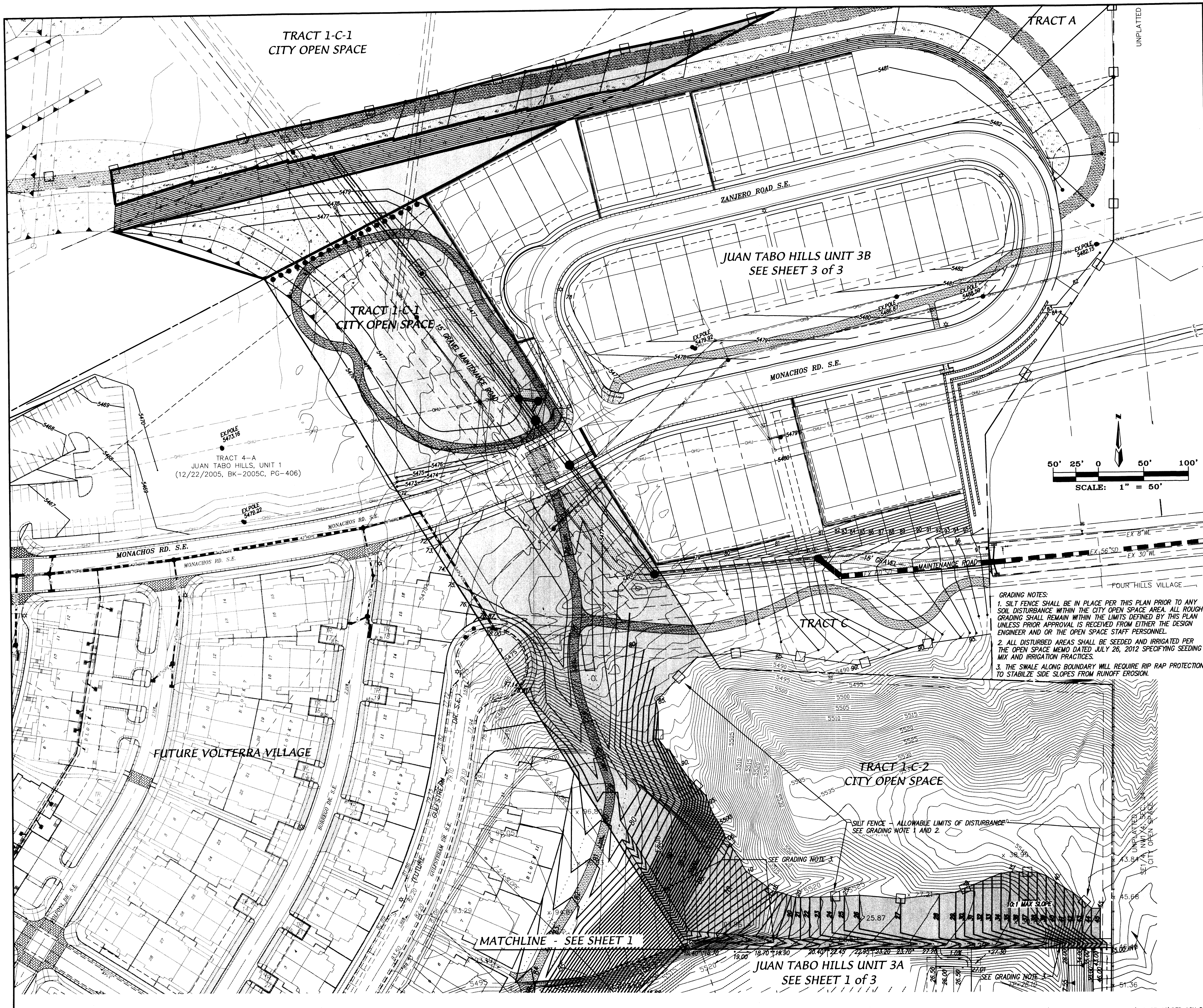
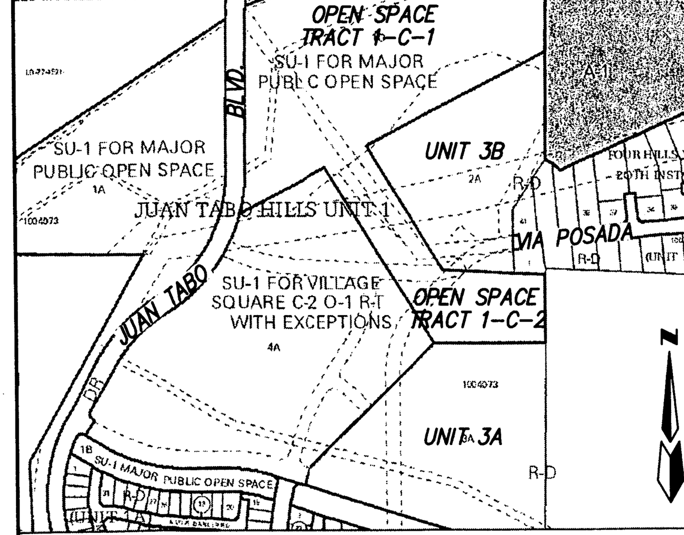


GRADING NOTES:

1. SILT FENCE SHALL BE IN PLACE PER THIS PLAN PRIOR TO ANY SOIL DISTURBANCE WITHIN THE CITY OPEN SPACE AREA. ALL ROUGH GRADING SHALL REMAIN WITHIN THE LIMITS DEFINED BY THIS PLAN UNLESS PRIOR APPROVAL IS RECEIVED FROM EITHER THE DESIGN ENGINEER AND OR THE OPEN SPACE STAFF PERSONNEL.
2. ALL DISTURBED AREAS SHALL BE SEEDED AND IRRIGATED PER THE OPEN SPACE MEMO DATED JULY 26, 2012 SPECIFYING SEEDING MIX AND IRRIGATION PRACTICES.
3. THE SWALE ALONG BOUNDARY WILL REQUIRE RIP RAP PROTECTION TO STABILZE SIDE SLOPES FROM RUNOFF EROSION.



VICINITY MAP ZONE MAP: M-22-Z

LEGEND

5135	EXIST. CONTOUR (MAJOR)
	EXIST. CONTOUR (MINOR)
TC= FL=	EXIST. TOP OF CURB / EXIST. FLOWLINE
x 00.00	EXIST. SPOT ELEVATION
	EXIST. CURB AND GUTTER
	EXIST. SANITARY SEWER MANHOLE
	EXIST. WATER VALVE
OHL OHL	EXIST. OVERHEAD ELECTRIC LINE
	EXIST. POWER POLE
	EXIST. TELEPHONE PEDESTAL
	EXIST. FIRE HYDRANT
	EXIST. STORM SEWER MANHOLE
	EXIST. DROP INLET
EX.SD	EXIST. STORM DRAIN
GAS GAS	EXIST. GAS LINE
	EXIST. WATER LINE
	EXIST. POWER POLE
	NEW PROPERTY LINE
	NEW LOT LINES
	NEW RIGHT-OF-WAY
	NEW CENTER LINE
	NEW CURB & GUTTER
	NEW SIDEWALK
	NEW RETAINING WALL
	NEW CONTOURS
	COA OPEN SPACE AREA LIMITS OF DISTURBANCE
	NEW 10' TRAIL
	NEW 15' TEMPORARY ACCESS ROAD

APPROVED FOR ROUGH GRADING:

CITY OPEN SPACE ____ DATE

CITY HYDROLOGY ____ DATE

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9' SE OF POWER POLE #SE37 & 186.0' NW OF POWER POLE #60. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975ACS". X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.518 (SLD 1929).

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NEW MEXICO 11987 LICENSED PROFESSIONAL ENGINEER

7-31-12

REMARKS

REVISIONS

NO.	DATE	BY

DESIGN

DESIGNED BY	G/K	DATE	02/09
DRAWN BY	ACH	DATE	02/09
CHECKED BY	DMG	DATE	02/09

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

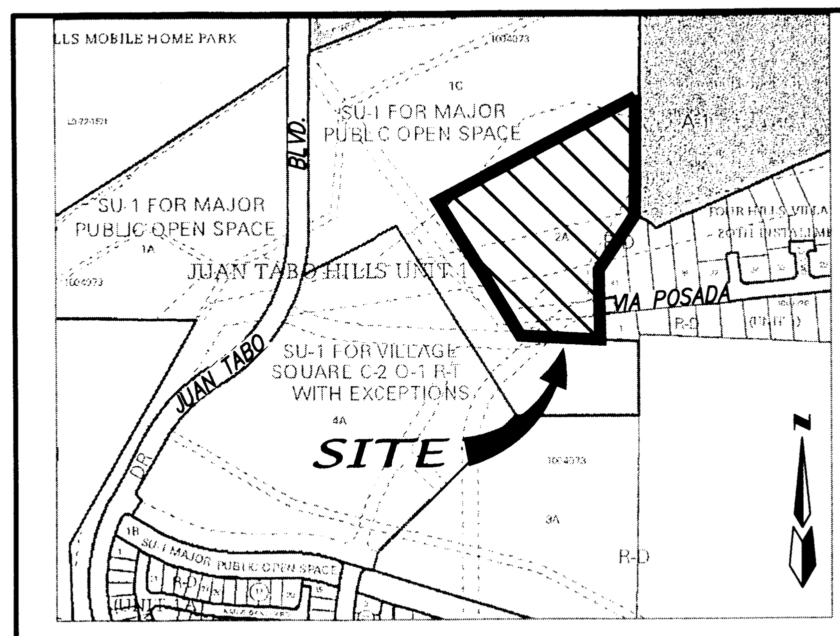
TITLE: *JUAN TABO HILLS UNIT 3B*
OPEN SPACE GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
		LAST DESIGN UPDATE	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756187	M-21-Z/M-22-Z	2	3

F:\A11JOBS\A11063 JTH 3B\GRADE & DRAIN\A11063-OPEN SPACE-GD.dwg\07-27-12\DER ACH DLH

F:\A11JOBS\A11063 JTH 3B\GRADE & DRAIN\A11063-OPEN SPACE-GD.dwg, 8/1/2012 8:19:55 AM, KIP 7100 Series (Copy 1), CHRIS



VICINITY MAP ZONE MAP: M-22-Z

LEGAL DESCRIPTION

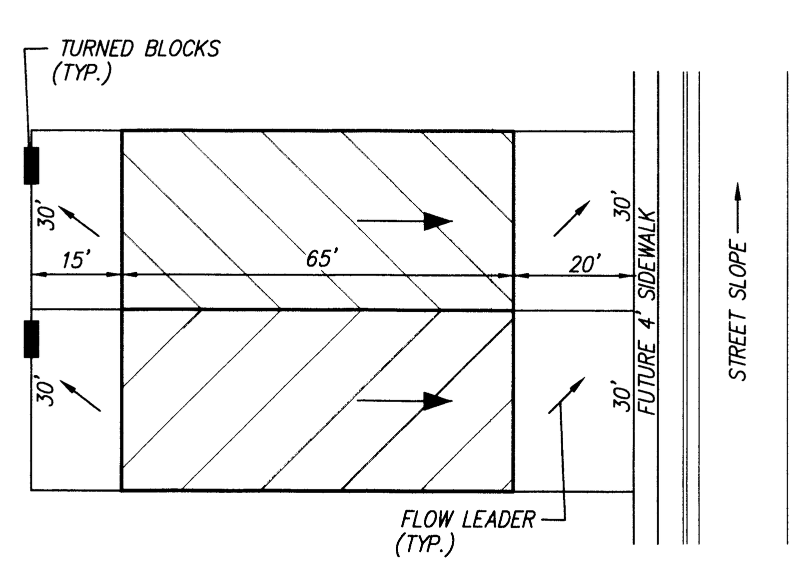
A TRACT OF LAND SITUATE WITHIN SECTIONS 27 AND 33, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF TRACT 3-A, JUAN TABO HILLS UNIT 1 AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 2005 IN BOOK 2005C, PAGE 486 AND CONTAINS 9.5680 ACRES MORE OR LESS.

EROSION CONTROL NOTES

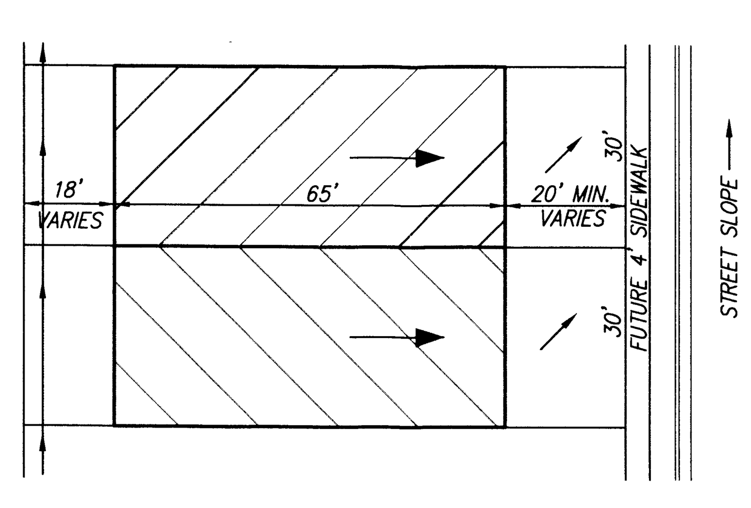
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SILT FENCE SHALL BE IN PLACE PER THIS PLAN PRIOR TO ANY SOIL DISTURBANCE WITHIN THE CITY OPEN SPACE. ALL ROUGH GRADING AND CONSTRUCTION OF THE CONCRETE BANK PROTECTION SHALL REMAIN WITHIN THE LIMTS OF THE SILT FENCE BOUNDARY. iF ADDITIONAL AREA IS REQUIRED OUTSIDE THESE LIMITS THE DESIGN ENGINEER MUST BE NOTIFIED AND APPROVAL RECEIVED BEFORE EXPANDING DISTURBED AREA OUTSIDE DEFINED LIMITS AS SHOWN HEREON.
7. ALL DISTURBED AREAS SHALL BE SEEDED AND IRRIGATED PER THE OPEN SPACE MEMO DATED JULY 26, 2012 SPECIFYING SEEDING MIX AND IRRIGATION PRACTICES.
8. SITE DOES LIE IN A 100 YEAR FLOOD ZONE.

LEGEND

5135	EXISTING CONTOUR (MAJOR)		EXISTING WATER LINE
	EXISTING CONTOUR (MINOR)		EXISTING POWER POLE
TC= FL=	EXISTING TOP OF CURB EXISTING FLOWLINE		NEW PROPERTY LINE
× 00.00	EXISTING SPOT ELEVATION		NEW LOT LINES
	EXISTING CURB AND GUTTER		NEW RIGHT-OF-WAY
	EXISTING SANITARY SEWER MANHOLE		NEW CENTER LINE
	EXISTING WATER VALVE		NEW CURB & GUTTER
—OHL— —OHL—	EXISTING OVERHEAD ELECTRIC LINE		NEW SIDEWALK
	EXISTING POWER POLE		NEW RETAINING WALL
	EXISTING TELEPHONE PEDESTAL		NEW CONTOURS
	EXISTING FIRE HYDRANT		NEW WATER BREAK
	EXISTING STORM SEWER MANHOLE		NEW SLOPE
	EXISTING DROP INLET		NEW FLOW
—EX. SD—	EXISTING STORM DRAIN	• 87.97	NEW SPOTS
—GAS— —GAS—	EXISTING GAS LINE		SOFT SURFACE - ACCESS ROAD OR TRAIL
		5454.00 BOC	BOTTOM OF CONCRETE



TYPICAL LOT LAYOUT PLAN - BLOCK 2
N.T.S.



TYPICAL LOT LAYOUT PLAN - BLOCKS 1 & 3
N.T.S.

APPROVED FOR ROUGH GRADING:

CITY OPEN SPACE DATE

CITY HYDROLOGY DATE

AS BUILT INFORMATION

CONTRACTOR DATE
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION
RECORDED BY
NO.

BENCH MARKS

STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9' SE OF POWER POLE #5E37 & 186.0' NW OF POWER POLE #60. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975ACS". X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.518 (SLD 1929).

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

8-31-12

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	GJK	DATE 02/09
DRAWN BY	ACH	DATE 02/09
CHECKED BY	DMG	DATE 02/09

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: *JUAN TABO HILLS UNIT 3B*
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

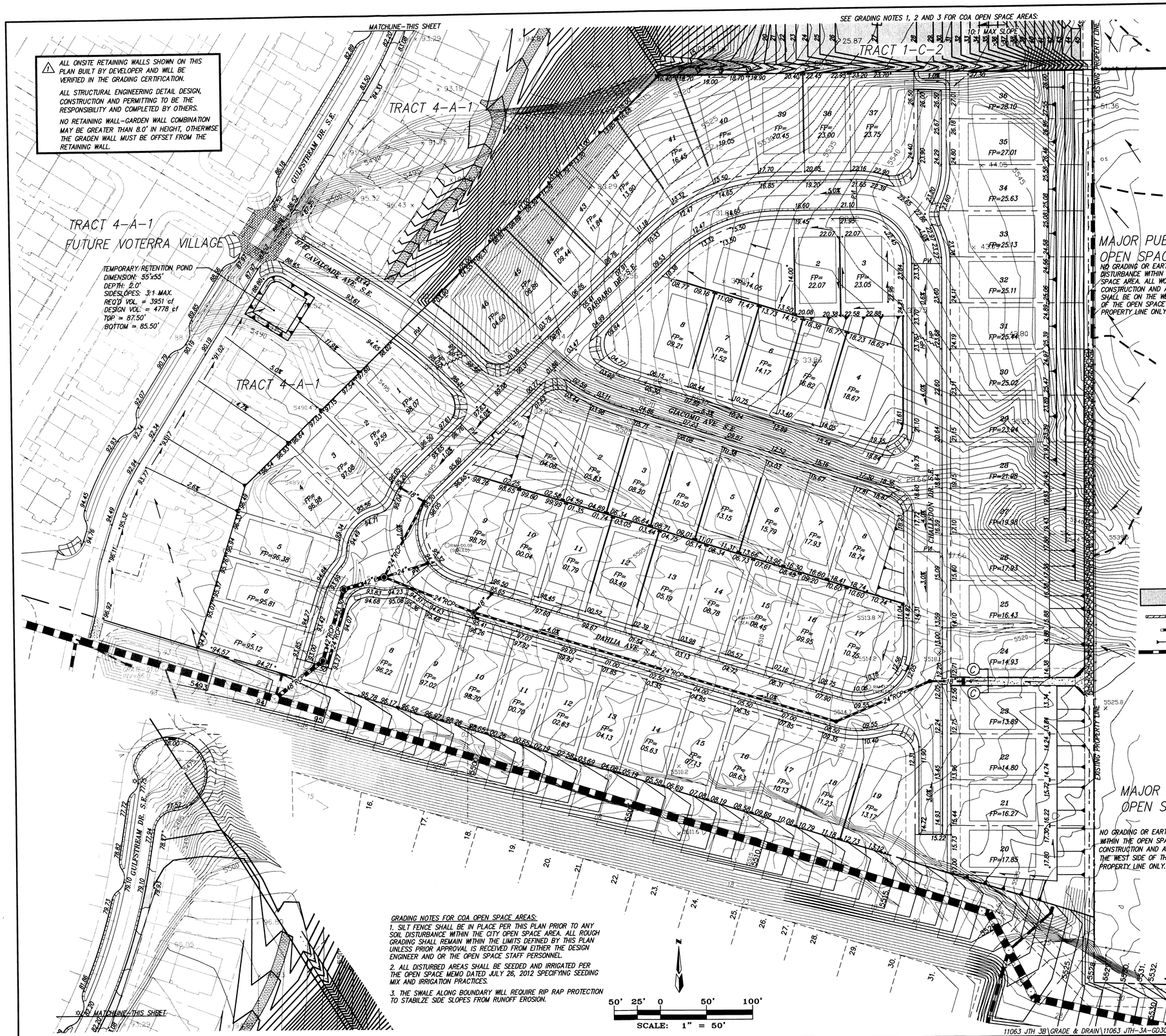
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756187	M-21-Z/M-22-Z	3	3

F:\A11JOBS\A11063 JTH 3B\GRADE & DRAIN\A11063-JTH-U3B-GD50.dwg\07-27-12\DER ACH DLH

ALL ONSITE RETAINING WALLS SHOWN ON THIS PLAN BUILT BY DEVELOPER AND WILL BE VERIFIED IN THE GRADING CERTIFICATION.

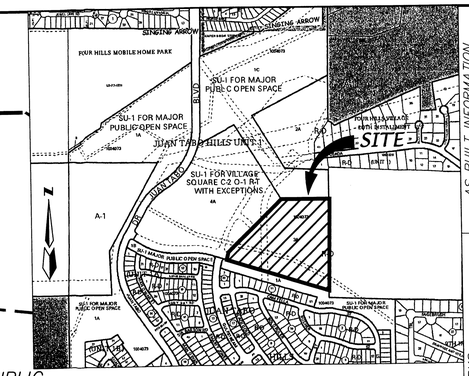
ALL STRUCTURAL ENGINEERING DETAIL DESIGN, CONSTRUCTION AND PERMITTING TO BE THE RESPONSIBILITY AND COMPLETED BY OTHERS.

NO RETAINING WALL–GARDEN WALL COMBINATION MAY BE GREATER THAN 8.0' IN HEIGHT, OTHERWSE THE GRADEN WALL MUST BE OFFSET FROM THE RETAINING WALL.



GRADING NOTES FOR COA OPEN SPACE AREAS:

1. SILT FENCE SHALL BE IN PLACE PER THIS PLAN PRIOR TO ANY SOIL DISTURBANCE WITHIN THE CITY OPEN SPACE AREA. ALL ROUGH GRADING SHALL REMAIN WITHIN THE LIMITS DEFINED BY THIS PLAN UNLESS PRIOR APPROVAL IS RECEIVED FROM EITHER THE DESIGN ENGINEER AND OR THE OPEN SPACE STAFF PERSONNEL.
2. ALL DISTURBED AREAS SHALL BE SEEDED AND IRRIGATED PER THE OPEN SPACE MEMO DATED JULY 26, 2012 SPECIFYING SEEDING MIX AND IRRIGATION PRACTICES.
3. THE SWALE ALONG BOUNDARY WILL REQUIRE RIP RAP PROTECTION TO STABILZE SIDE SLOPES FROM RUNOFF EROSION.



VICINITY MAP M-22-Z

LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 3-A, JUAN TABO HILLS UNIT 1 as the same is shown and designated on said plat filed for record in the office of County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005c, Page 486 and contains 14.3953 acres more or less.

LEGEND

5135	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
TC= FL=	EXISTING TOP OF CURB EXISTING FLOWLINE
× 00.00	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER VALVE
OHL OHL	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING FIRE HYDRANT
	EXISTING STORM SEWER MANHOLE
	EXISTING DROP INLET
EX.SD	EXISTING STORM DRAIN
GAS GAS	EXISTING GAS LINE
EX WL	EXISTING WATER LINE
	NEW PROPERTY LINE
	NEW LOT LINES
	NEW RIGHT-OF-WAY
	NEW CENTER LINE
	NEW MOUNTABLE CURB & GUTTER
	NEW STANDARD CURB & GUTTER
99.60 •	NEW SPOT ELEVATION
	NEW SWALE
FP= 99.70	NEW FINISHED PAD ELEVATION
	NEW RUNOFF DIRECTION
	NEW WATER BLOCK
	COA OPEN SPACE AREA LIMITS OF DISTURBANCE
	NEW RETAINING WALL
	NEW STORM DRAIN INLET
	NEW SLOPE
	NEW STORM DRAIN LINE
	NEW STORM DRAIN MANHOLE

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY	DATE	
AS-BUILTS BY	DATE	
ACCEPTANCE BY	DATE	
FIELD VERIFICATION BY	DATE	
DRAWINGS CORRECTED BY	DATE	
MICRO-FILM INFORMATION		
RECORDED BY	DATE	
NO.		

BENCH MARKS

STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE. 77.9' SE OF POWER POLE #E37 & 186.0' NW OF POWER POLE #E0. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975ACS". X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.518 (SLD 1929).

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

C.O.A. HYDROLOGY DATE
ROUGH GRADING APPROVAL (+/- 18 INCHES)

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN		
DESIGNED BY	DLH	DATE 01/12
DRAWN BY	ACH	DATE 01/12
CHECKED BY	DMG	DATE 01/12

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:

JUAN TABO HILLS UNIT - 3A GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756186	M-22-Z	1	2

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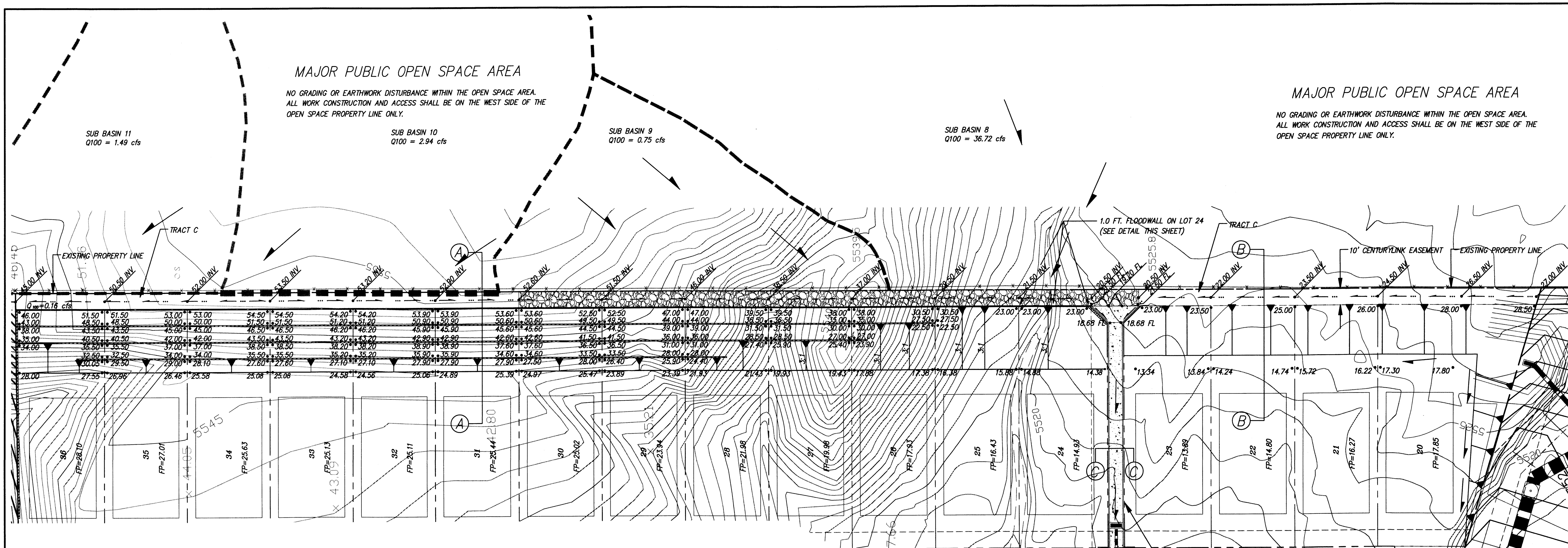
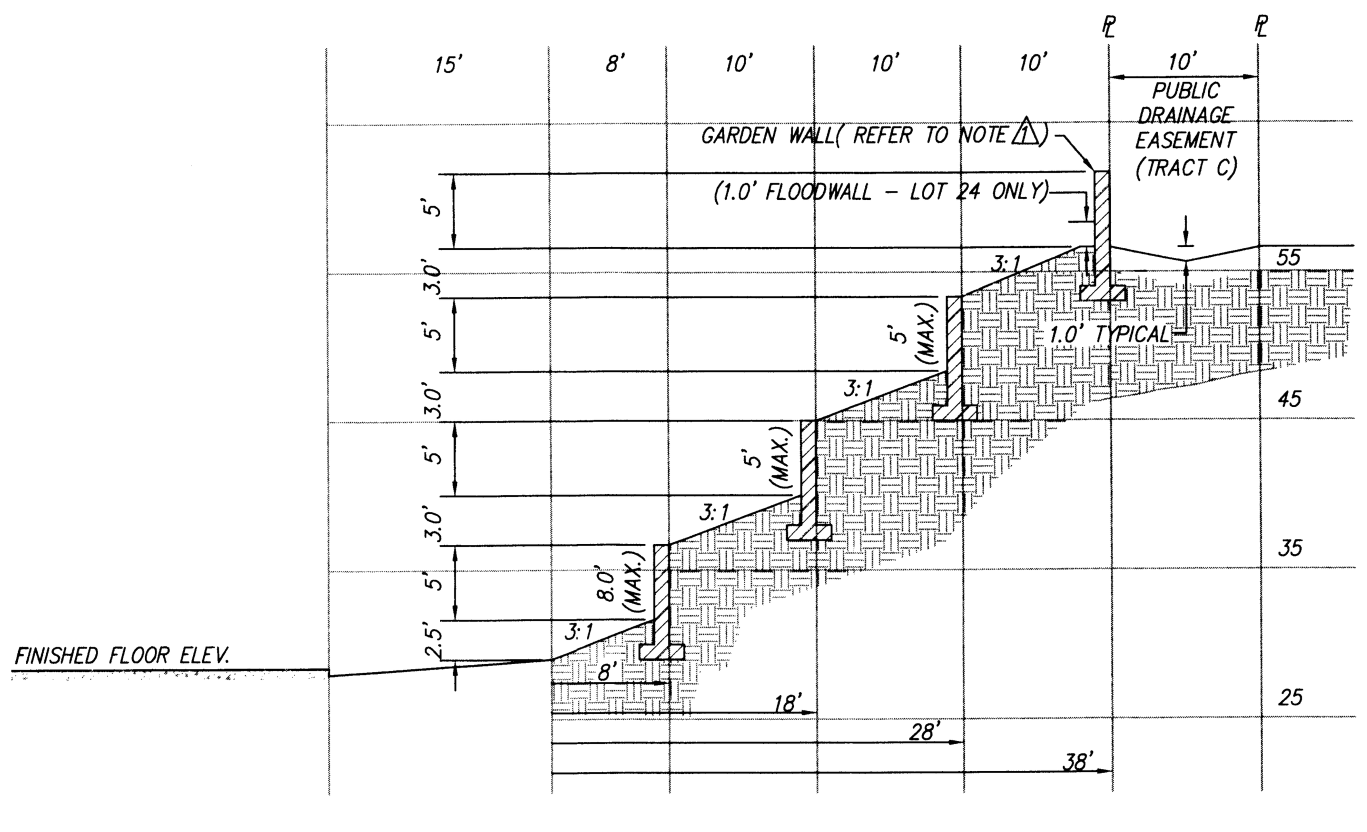
F:\A11\1C085\A11063 JTH 3B\GRADE & DRAIN\A11063-JTH-3A-GD30.dwg, 7/31/2012 4:35:30 PM, KEP 7100 Series (Copy 1), CHRIS



NOTES:

1. TRACTS C AND D ARE OWNED AND MAINTAINED BY HOA AND ARE ENCUMBERED WITH A BLANKET PUBLIC DRAINAGE EASEMENT.
2. OFFSITE SUB BASINS 8, 9, 10, 11 FROM THE JTH DRAINAGE PLAN. (MARCH 2005).

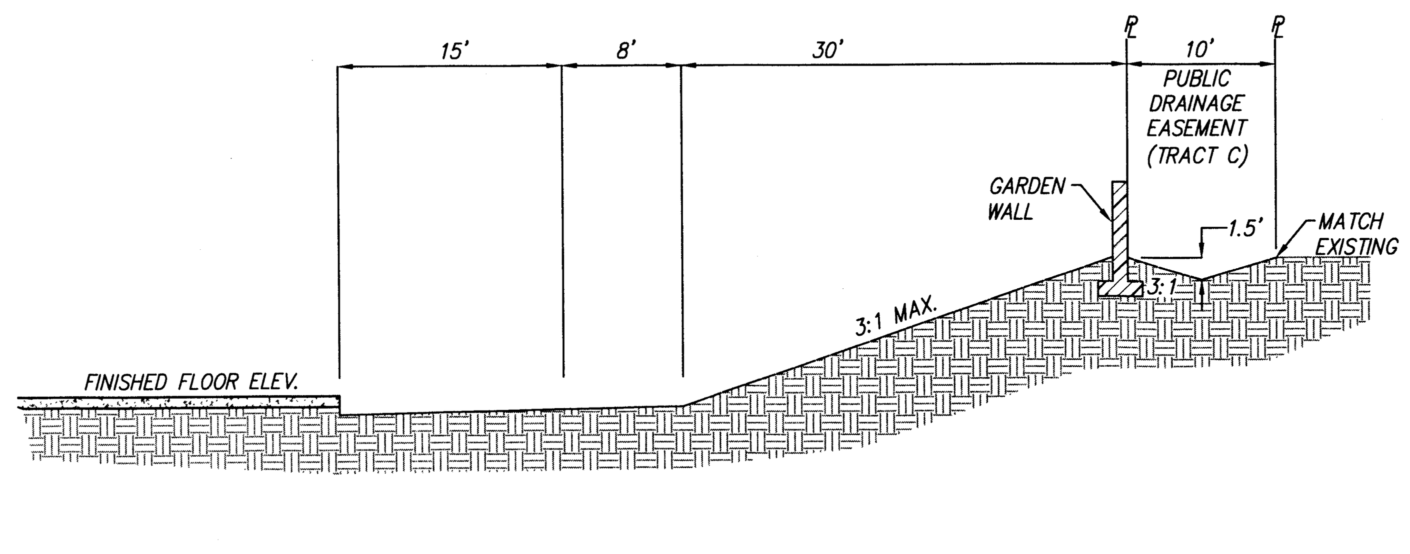
SCALE: 1" = 30'



RETAINING WALL DETAIL - LOTS 24-36 (SECTION A-A)

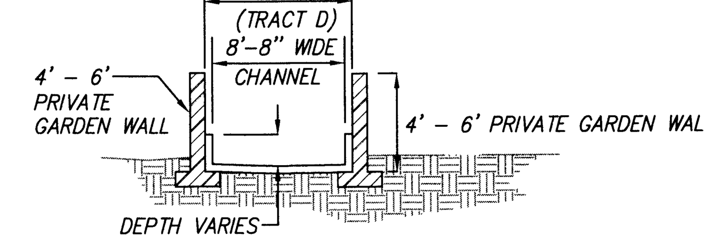
SCALE: 1"=10'

NOTES: LOTS 28-36 HAVE 3 RET. WALLS PLUS 1 GARDEN WALL
LOTS 26-27 HAVE 2 RET. WALLS PLUS 1 GARDEN WALL
LOT 25 HAS 1 GARDEN WALL
LOT 24 HAS 1 GARDEN WALL PLUS 1.0' FLOOD WALL



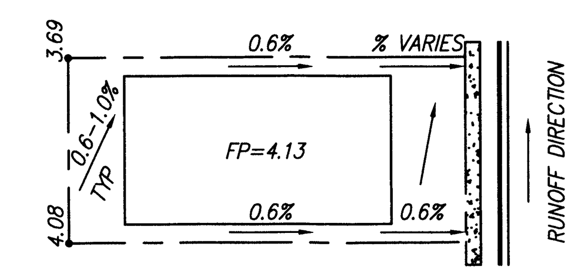
BACKYARD / DRAINAGE EASEMENT - LOTS 20-23 (SECTION B-B)

NOTE: DRAINAGE CHANNEL, (PER COA STD DWG #2261), WILL BE DESIGNED DURING DRC PROCESS. SCALE: 1"=10'



DRAINAGE CHANNEL DETAIL (SECTION C-C)

NOTE: DRAINAGE CHANNEL, (PER COA STD DWG #2261), WILL BE DESIGNED DURING DRC PROCESS. SCALE: 1"=10'



TYPICAL LOT GRADING SCHEME

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

C.O.A. HYDROLOGY ROUGH GRADING APPROVAL (+/- 18 INCHES) DATE

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CONSULTING ENGINEERS
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ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: JUAN TABO HILLS UNIT - 3A
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
756186	M-22-Z	2	2

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY DLH		DATE 01/12	
DRAWN BY ACH		DATE 01/12	
CHECKED BY DMG		DATE 01/12	

ENGINEER'S SEAL

7-31-12

SURVEY INFORMATION			BENCH MARKS
NO.	FIELD NOTES BY	DATE	STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9 SE OF POWER POLE #5837 & 186.0' NW OF POWER POLE #60. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975ACS". X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.518 (SLD 1929).

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

11057 JTH 3A\GRAD & DRAIN\11057 JTH3A-GD30-R4.dwg\06-27-12\ ACH DLH

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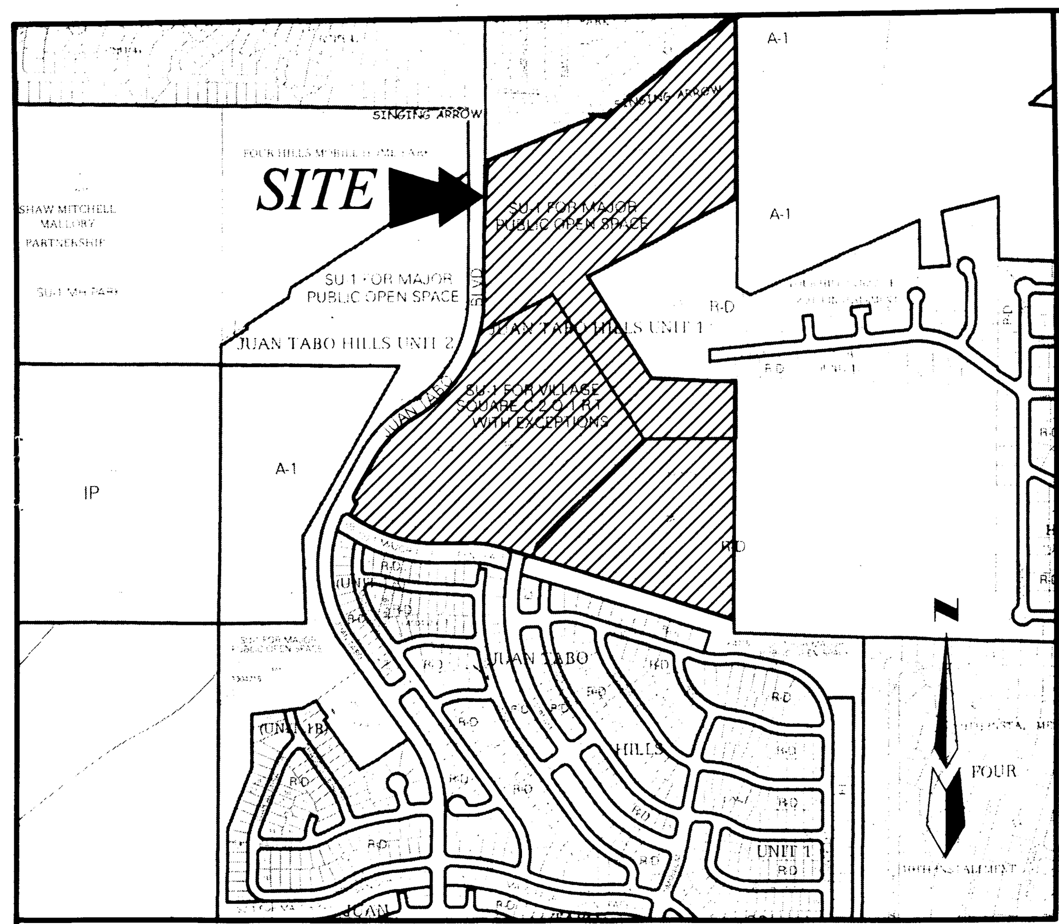


ZONE ATLAS MAP M-22 VICINITY MAP NTS

LEGAL DESCRIPTION

A tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 3–A, 4–A and 1–C, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 71.5424 acres more or less.

SUBDIVISION DATA

GROSS ACREAGE	71.5424 Ac.
ZONE ATLAS NO.	M–22–Z
NO. OF LOTS CREATED	71 LOTS
NO. OF TRACTS CREATED	6 TRACTS
DATE OF SURVEY	DECEMBER, 2003

PURPOSE OF PLAT

1. SUBDIVIDE TRACT 3–A, 4–A AND 1–C INTO 71 RESIDENTIAL LOTS AND 6 TRACTS.
2. DEDICATE RIGHT–OF–WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

NOTES

1. *UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET #5 REBAR WITH CAP "RPS 7719"*
2. *ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS , ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:*

   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   RPS#7719
3. *BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.*
4. *BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.*
5. *ALL DISTANCES SHALL BE GROUND DISTANCES.*
6. *MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.*
7. *TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14–16–3–8(A) (3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.*
8. *A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1–19–05, BK–2005C, PG–22). THE BLANKET DRAINAGE EASEMENT WILL BE REMOVED FROM TRACT 3–A.*
9. *THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.*

CITY OF ALBUQUERQUE, OWNER OF TRACT 1–C
KJC. [signature] 3/15/12
ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER DATE

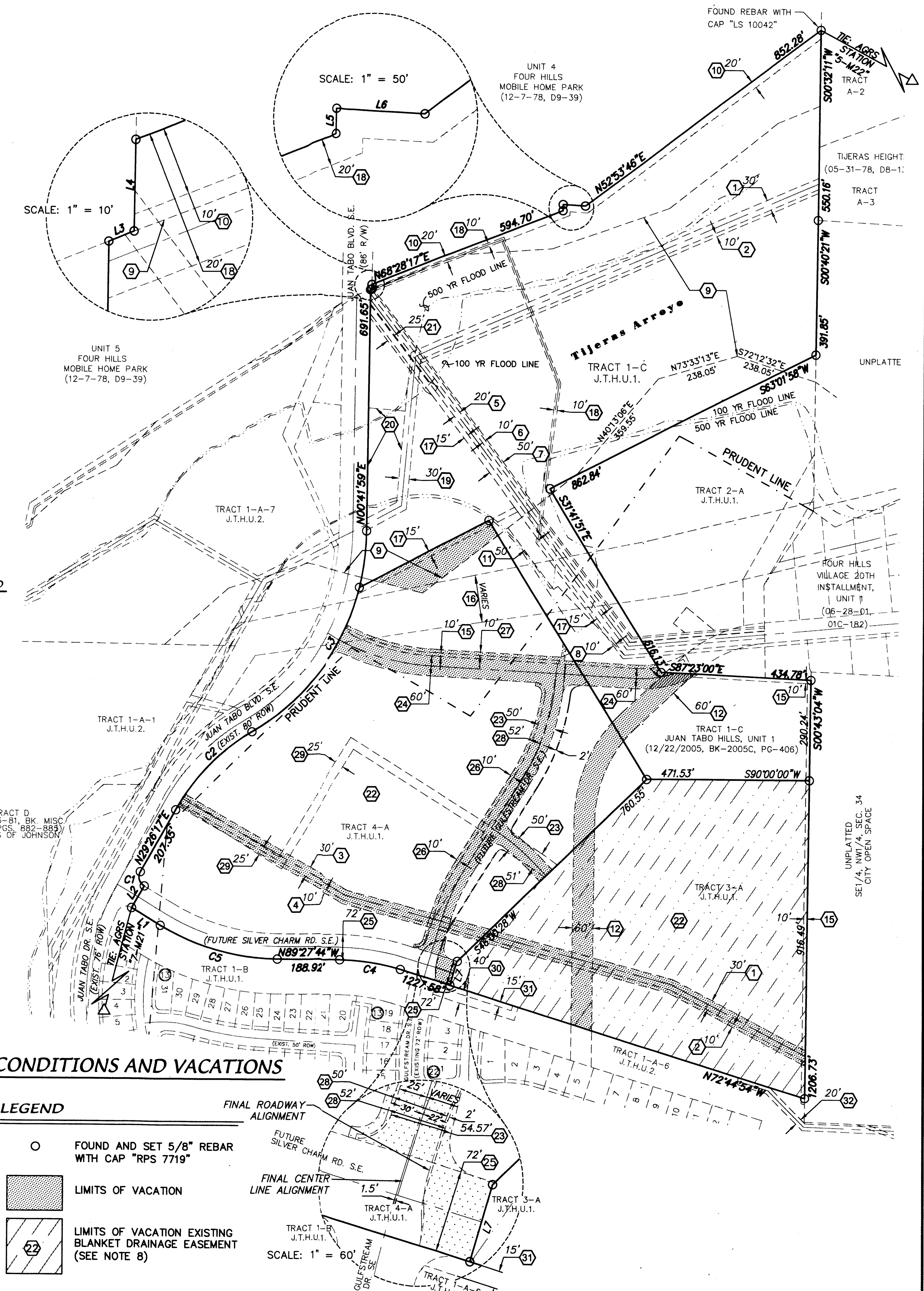
JTH, LLC, OWNER OF TRACT 3–A AND 4–A
[signature] 3-13-12
SCOTT GRADY, MANAGING MEMBER DATE

[signature] 3/15/12
CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. DATE

EASEMENTS

1. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189) *A PORTION TO BE VACATED*
2. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189) *A PORTION TO BE VACATED*
3. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806) *TO BE VACATED*
4. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806) *TO BE VACATED*
5. 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
6. 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
7. 50' C.O:A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
8. EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
9. EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) *A PORTION TO BE VACATED*
10. 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
11. C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
12. 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) *A PORTION TO BE VACATED*
15. EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406) *A PORTION TO BE VACATED*
16. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
17. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
18. EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
19. EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
20. EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
21. EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
22. AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, Bk. 2005C, Pg. 22) *A PORTION TO BE VACATED*
23. EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*
24. EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *TO BE VACATED*
25. EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22) *A PORTION TO BE VACATED*
26. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (08/14/2006 DOC# 2008092246) *TO BE VACATED*
27. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (08/14/2006 DOC# 2008092247) *TO BE VACATED*
28. EXISTING PUBLIC ACCESS EASEMENT (02/23/2009 DOC#2009018367) *A 2' WIDE PORTION TO BE VACATED*
29. EXISTING 25' PUBLIC SANITARY SEWER EASEMENT (03/03/09 DOC# 2009022401)
30. EXISTING EMERGENCY ACCESS EASEMENT DOC# 2009103732
31. EXISTING PUBLIC WATERLINE EASEMENT DOC# 2009074579
32. EXISTING 20' PUBLIC SANITARY SEWER EASEMENT DOC# 2009103731

AMENDED PRELIMINARY PLAT FOR JUAN TABO HILLS, UNIT 3A
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2012



EXISTING CONDITIONS AND VACATIONS

ABBREVIATIONS

J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK–2005C, PG–406)

J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2008, BK–2008C, PG–106)

LEGEND

○ FOUND AND SET 5/8" REBAR WITH CAP "RPS 7719"

LIMITS OF VACATION

LIMITS OF VACATION EXISTING BLANKET DRAINAGE EASEMENT (SEE NOTE 8)

200' 100' 0 200' 400'

SCALE: 1" = 200'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH–BEARING=	CH–DIST=
C1	47.50	30.02	90°39'52"	30.37	S15°54'38"E	42.70
C2	319.24	610.00	29°59'09"	163.37	S44°25'52"W	315.61
C3	707.20	690.00	58°43'27"	388.19	N30°03'42"E	676.65
C4	179.11	614.00	16°42'50"	90.20	N81°06'19"W	178.48
C5	357.06	686.00	29°49'21"	182.67	S74°33'04"E	353.05

LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°38'23"W	96.32'
L2	N30°21'37"E	72.00'
L3	N68°13'20"E	3.82'
L4	N00°53'31"E	13.27'
L5	N01°08'50"E	18.00'
L6	S86°43'49"E	64.80'
L7	N17°15'06"E	72.00'

OWNERS

JTH, LLC PO Box 1443 Corrales, NM 87048 (505) 892–5533

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828–2200

SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 3001
ALBUQUERQUE, NEW MEXICO 87190
(505) 884–1990

SITE BENCHMARK

ACS MONUMENT
"5–M22"
ELEVATION=5594.518
(NAVD 1929)

SHEET 1 OF 2

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AMENDED PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNIT 3A

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2012

LEGEND

23	LOT NUMBER
(1)	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT

NOTES

TRACT A (0.0177 AC)
PUBLIC ACCESS EASEMENT OWNED AND MAINTAINED BY THE HOA.

TRACT B (0.0179 AC)
PUBLIC AND EMERGENCY ACCESS, WATERLINE SAS AND DRAINAGE EASEMENT OWNED AND MAINTAINED BY THE HOA.

TRACT C (0.2101 AC)
BLANKET PUBLIC DRAINAGE EASEMENT TO COA AND OWNED AND MAINTAINED BY THE HOA.

TRACT D (0.0357 AC)
BLANKET PUBLIC DRAINAGE EASEMENT TO COA AND OWNED AND MAINTAINED BY THE HOA.

TRACT 1-C-1 (26.2954 AC)
COA OPEN SPACE

TRACT 1-C-2 4.8597 AC)
COA OPEN SPACE

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30. EXISTING EMERGENCY ACCESS EASEMENT DOC# 2009103732
31. EXISTING PUBLIC WATERLINE EASEMENT DOC# 2009074579
32. EXISTING 20' PUBLIC SANITARY SEWER EASEMENT DOC# 2009103731
33. NEW 10' PUE GRANTED BY THIS PLAT
33A. NEW PUE GRANTED BY THIS PLAT (WIDTH VARIES)
34. NEW 10' PNM EASEMENT GRANTED BY THIS PLAT
35. NEW 20' PUBLIC PEDESTRIAN ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT BY THIS PLAT.
36. NEW 10' CENTURY LINK EASEMENT.
37. NEW 10'x20' CENTURY LINK ESMT.
38. NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.
39. NEW 20' PUBLIC STORM DRAIN EASEMENT GRANTED BY THIS PLAT.
40. NEW 51' WIDE PRIVATE ACCESS EASEMENT GRANTED TO C.O.A. BY THIS PLAT.
41. NEW 60' PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT.

LINE TABLE

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100' 50' 0 100' 200'
SCALE: 1" = 100'